



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JAN 11 PM 2:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 253736

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Paul Dixon C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge, MA 02138

LOCATION OF PROPERTY: 141 Otis St , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Attached Row Home ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

15' Front Dormer and 3rd Floor Rear Addition and Small Deck

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam J. Glassman, R.A. GCD Architects

(Print Name)

Address:

17 Brown St #2 Cambridge MA 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 1/9/202

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Paul Dixon
_____ (OWNER)

Address: 141 Otis St Cambridge MA

State that I/We own the property located at 141 Otis Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Paul Dixon

*Pursuant to a deed of duly recorded in the date 3/29/2018, Middlesex South
County Registry of Deeds at Book 70796, Page 561; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

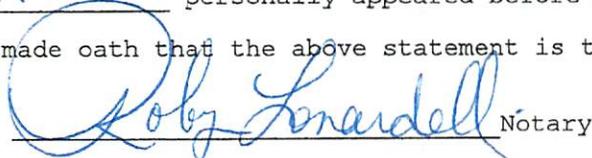


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above name Paul Dixon personally appeared before me,
this 6th of December, 2023, and made oath that the above statement is true.


Notary

My commission expires February 9, 2029 (Notary Seal)



ROBYN LONARDELLI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 9, 2029

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Paul Dixon

Location: 141 Otis St., Cambridge, MA

Phone: 617-412-8450

Present Use/Occupancy: Single Family Attached Row Home

Zone: Residence C-1 Zone

Requested Use/Occupancy: Single Family Attached Row Home

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,733.0	2,127.0	765.0	(max.)
<u>LOT AREA:</u>		1,020	No Change	5,000.00	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.70	2.10	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,020.0	No Change	1,500.0	
<u>SIZE OF LOT:</u>	WIDTH	20.0	No Change	50.0	
	DEPTH	51.0	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	8.5 to the street from existing house	10.0 to the street from the proposed dormer	10.0	
	REAR	7.7	7.7 to Rear Deck & 12.7 to Rear Addition	20.0	
	LEFT SIDE	0.0	2.5 to Dormer	7.5	
	RIGHT SIDE	0.0	0.0 to Rear Addition and 2.5 to Dormer	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	29.6	No Change	35.0	
	WIDTH	43.3	No Change	N/A	
	LENGTH	20.0	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	.08	.15 for Usable Open Space 15x15 Min	
<u>NO. OF DWELLING UNITS:</u>		1	No Change	1	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	10.0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Existing structure is wood frame. Prposed Additions are wood frame.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the ordinance would force this family of 4 to move, as they have outgrown their 1,733.00 sf row house due to the arrival of their newborn son. The house is a very narrow old 'worker's cottage' with just 2 bedrooms. Their 3 year old daughter attends local day care and both children will move on to the local school system. The Dixon family has literally outgrown their home and without this zoning relief they will be forced to leave Cambridge.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lot is a preexisting non-conforming lot do to size, width and setbacks. There is no way to add any additional usable living space to this structure without the need for obtaining zoning relief.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

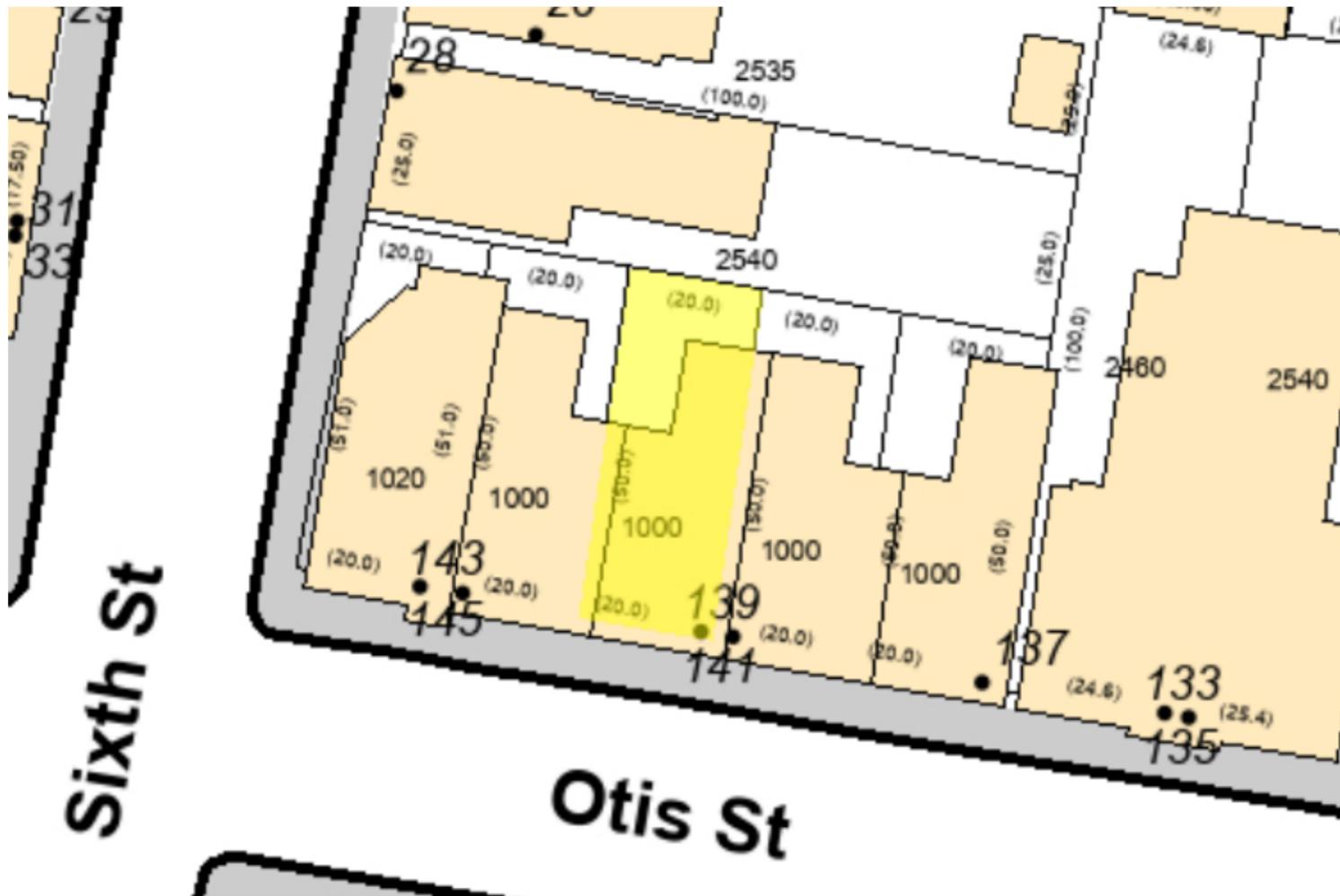
1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed work will have no negative impact whatsoever on the neighborhood. The scale and character of the neighborhood's streetscape will remain unchanged. There will be no loss of privacy, no increase in noise or light pollution. There will be no loss in off street parking.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Although the proposed design requires zoning relief for an increase in the existing non-conforming FAR and new work within the required setbacks, the proposed work leaves intact the existing rear yard and creates the first conforming usable open space with a small rear facing deck. The front facing dormer addition adheres to the dormer guidelines and the rear addition cannot be seen from the street and has the support of their rear abutters. Pervious surface area and landscaped area square footage remain unchanged. The proposed design is modest, tasteful, would provide the functional but not extravagant additional space this family needs as they have now outgrown their very modest 'workers cottage' house which sits on an exceptionally small and difficult lot.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



141 OTIS STREET LOCUS MAP



141 OTIS STREET EXISTING STREET VIEW

APPLICATION FOR A VARIANCE PER:

- 1) NEW 15'-0" FRONT SIDE DORMER**
- 2) REAR THIRD FLOOR ADDITION & SMALL DECK**
- 3) INCREASE IN EXISTING NON-CONFORMING FAR AND WORK WITHIN EXISTING NON-CONFORMING SETBACKS**

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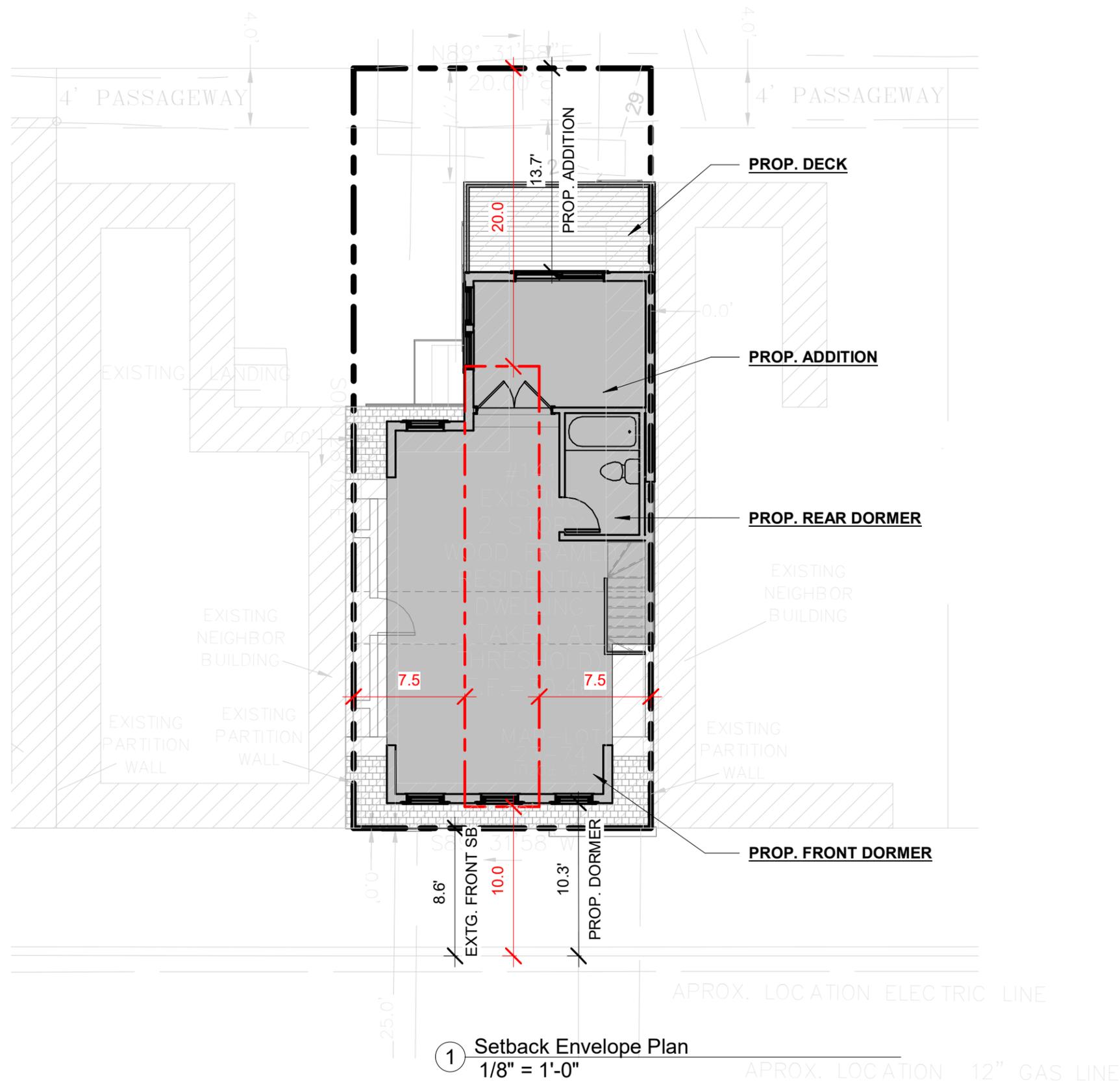
141 OTIS STREET EXISTING STREET VIEWS

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141 OTIS STREET EXISTING REAR VIEWS FROM BACK ALLEY

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TITLE

Site Plan

SCALE

AS NOTED

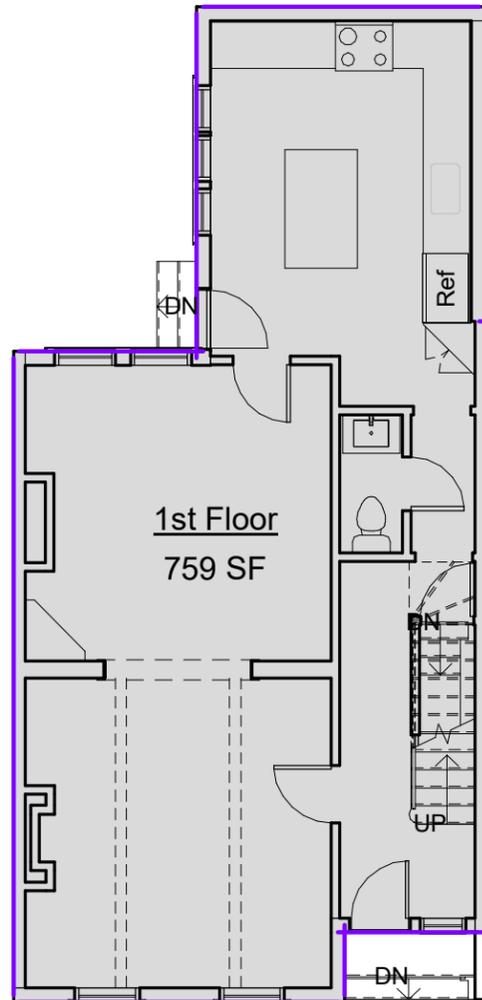
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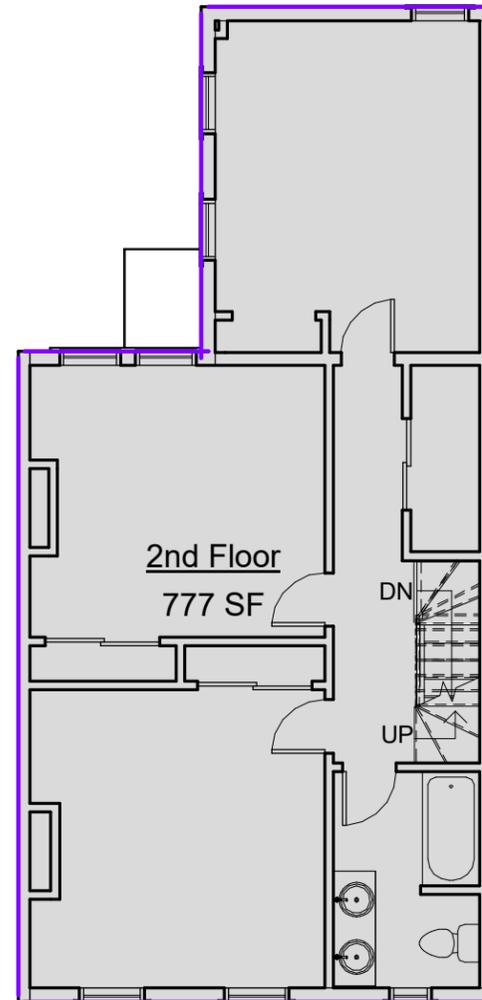
GCD ARCHITECTS



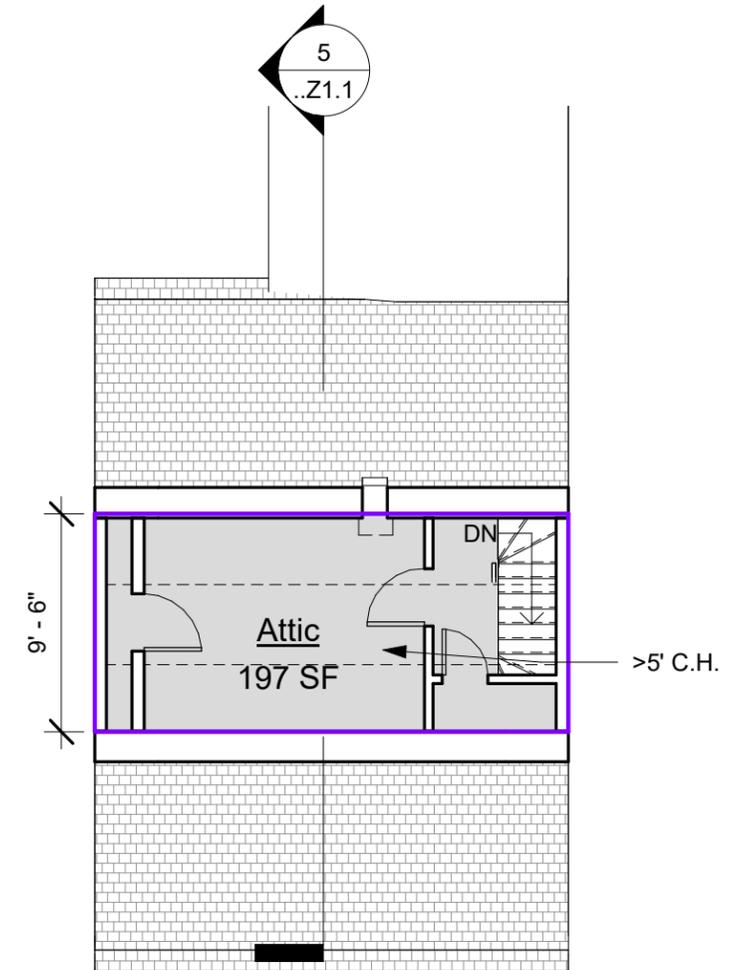
① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"

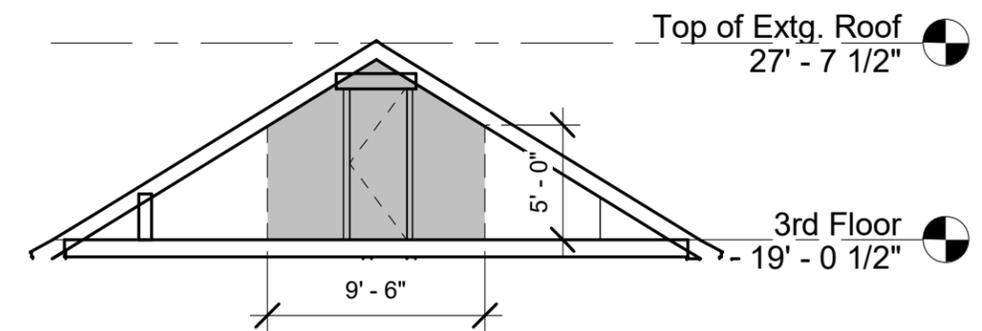


③ 2nd Floor
1/8" = 1'-0"



④ 3rd Floor
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	759 SF	1020 SF	0.74445
2nd Floor	777 SF	1020 SF	0.762189
Attic	197 SF	1020 SF	0.192668
	1733 SF		1.699306



⑤ Section 4
1/8" = 1'-0"

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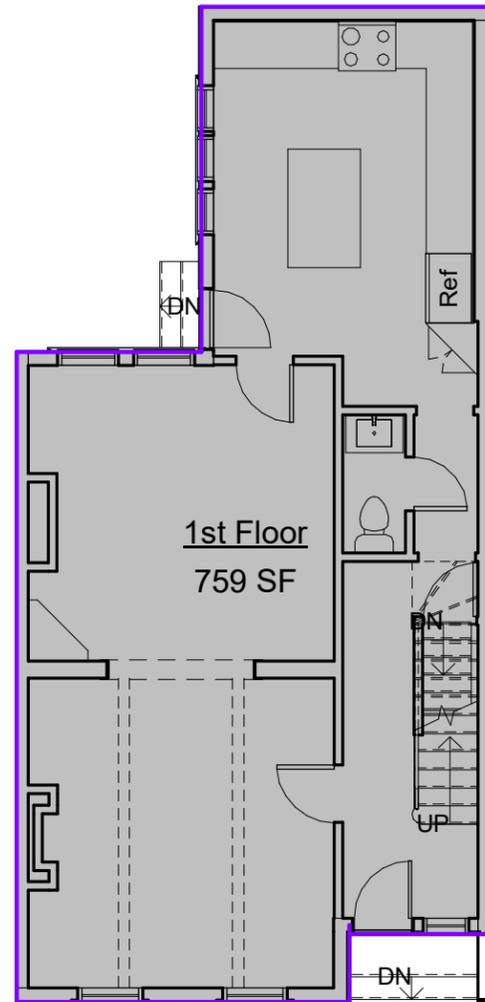
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**Zoning - EXTG. GFA
& FAR Analysis**

SCALE
AS NOTED

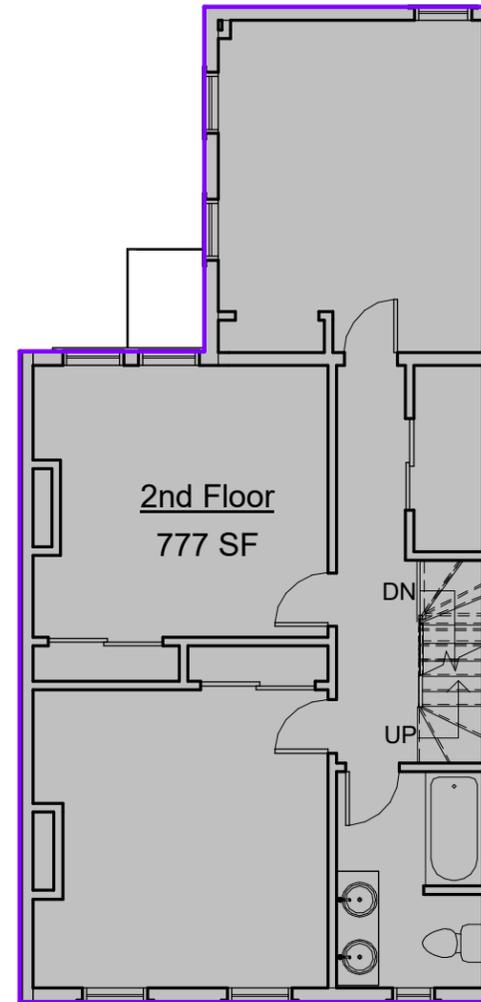
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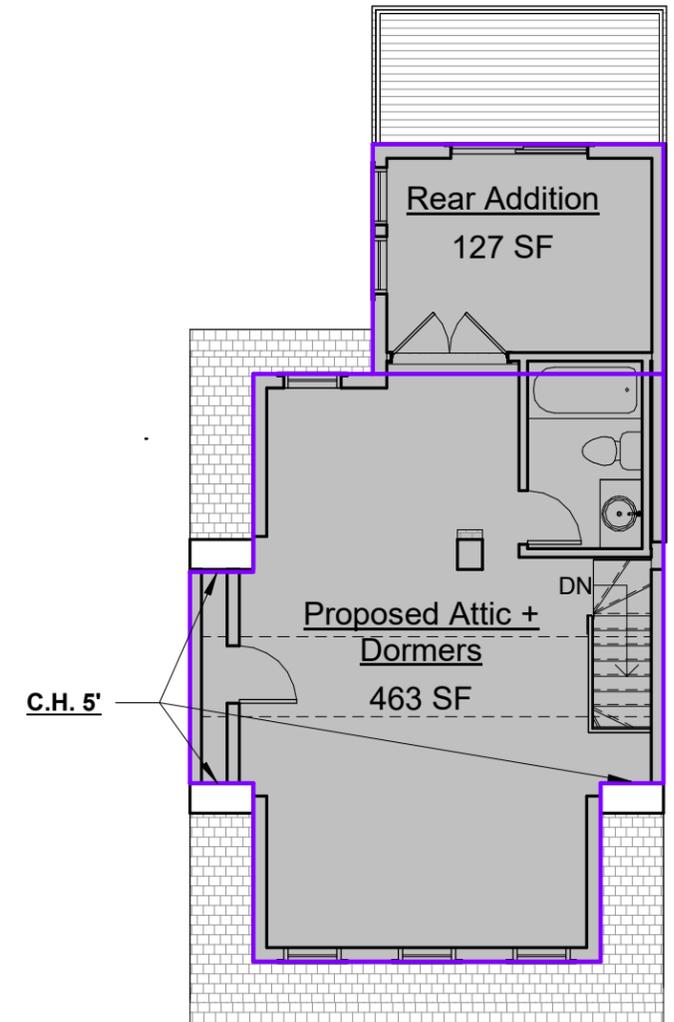
① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"

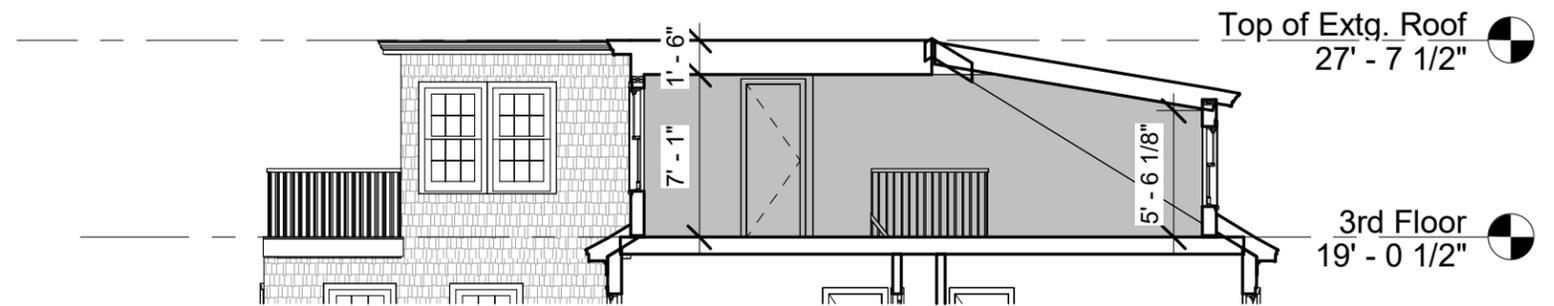


③ 2nd Floor
1/8" = 1'-0"



④ 3rd Floor
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	759 SF	1020 SF	0.74381
Proposed Attic + Dormers	463 SF	1020 SF	0.454208
2nd Floor	777 SF	1020 SF	0.762137
Rear Addition	127 SF	1020 SF	0.124811
	2127 SF		2.084966



⑤ Section 5
1/8" = 1'-0"

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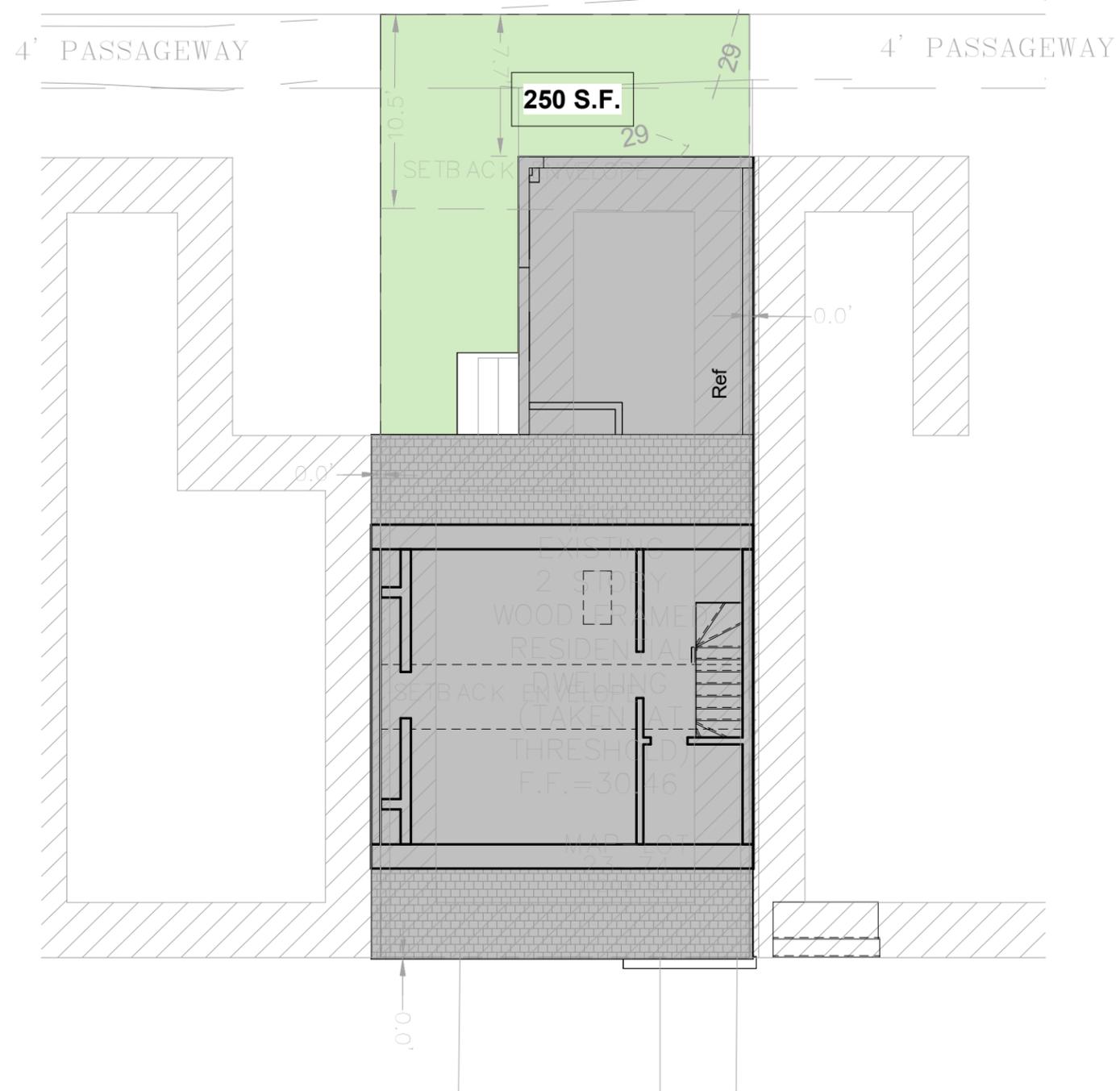
**Zoning - PROP. GFA
& FAR Analysis**

SCALE

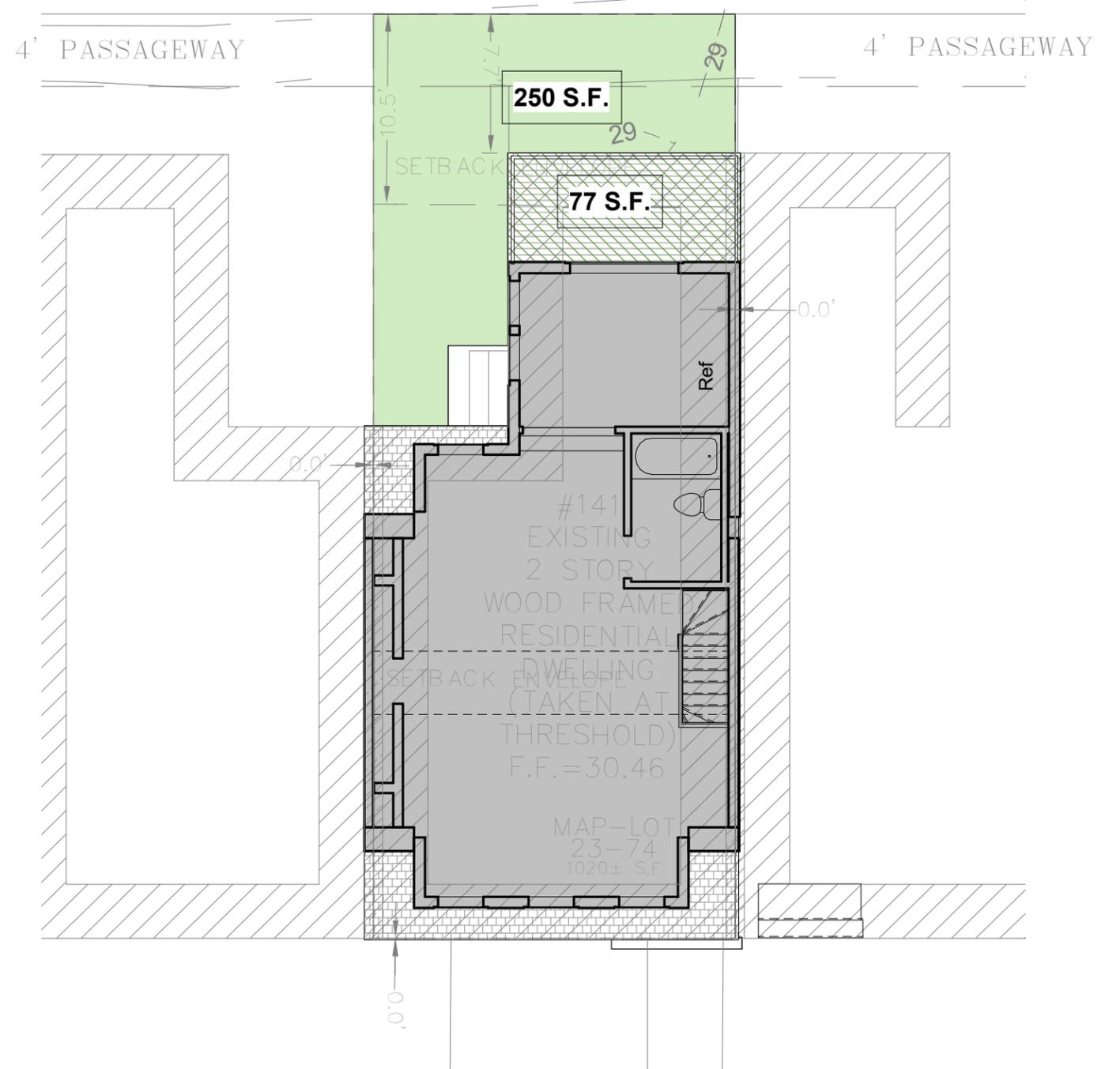
AS NOTED

DRAWING

..Z1.2



① Open Space - Existing
1/8" = 1'-0"



② Open Space - Proposed
1/8" = 1'-0"

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TITLE

**Open Space
Analysis**

SCALE

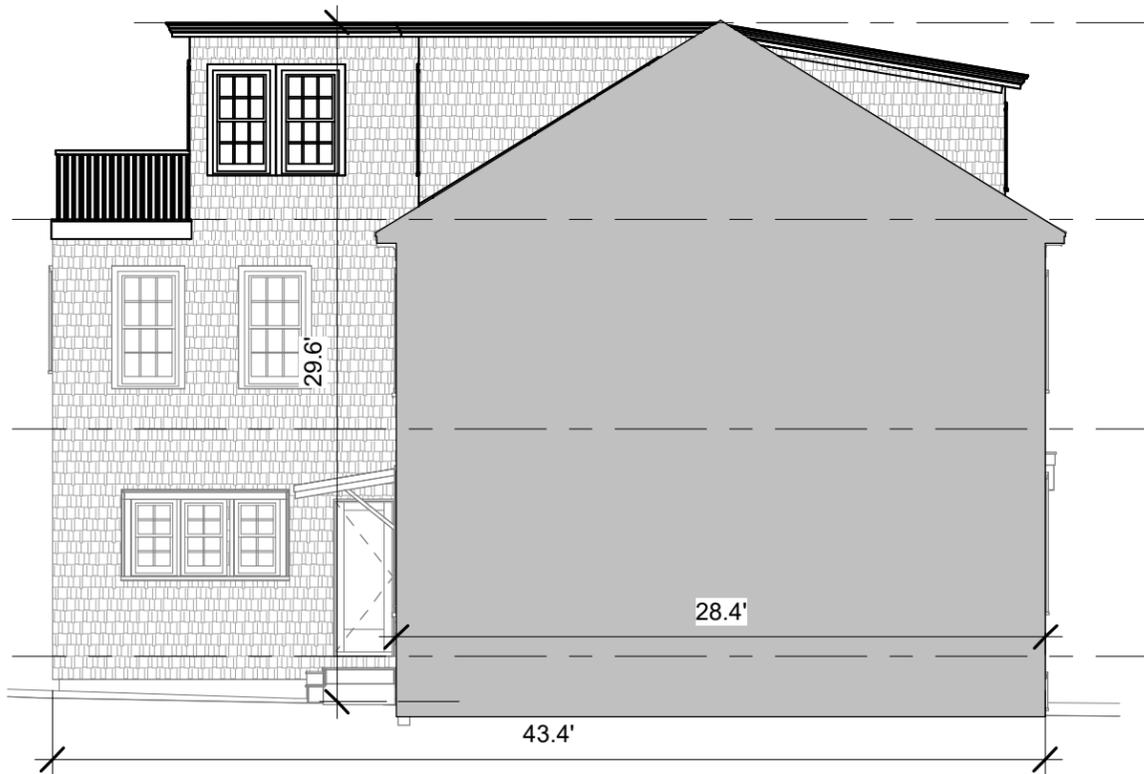
AS NOTED

DRAWING

..Z1.3



① Front Elevation 1
1/8" = 1'-0"



② Left Elevation 1
1/8" = 1'-0"

Dimension Regulation - ZONE RESIDENCE C-1

	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	1,020 sq. ft.	1,020 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MAX FAR	1.7	2.1	0.75	EXISTING NON CONFORMING
MIN. LOT WIDTH	20'	20'	50'	EXISTING NON CONFORMING
MIN. FRONT SETBACK	8.6' from the street	8.6' from the street -PROPOSED FRONT DORMER@10.3'	10' from the street	EXISTING NON CONFORMING - CONFORMING PROPOSED DORMER
MIN. LEFT SIDE SETBACK	0'	0'	7.5'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	0'	0'	7.5'	EXISTING NON CONFORMING
MIN. REAR SETBACK	7.7'	7.7'	20'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	29.6'	29.6'	35'	YES
MIN. OPEN SPACE	250 S.F.	327 S.F.	30% (306 S.F.)	YES

NOTE: REFER TO PLOT PLAN BY NOLAN AND ASSOCIATES FOR ALL SETBACK MEASUREMENTS, BUILDING HEIGHT AND OPEN SPACE

CALCULATION FOR REQ.RD FRONT AND SIDE SETBACKS

FRONT SETBACK

$H+L/4$ ($29.6'+20'/4 = 12.4'$) - IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

RIGHT SIDE SETBACK

$H+L/5$ ($29.6'+43.4'/5 = 14.6'$)- IN NO CASE MAY A BUILDING BE NEARER THE SIDE LOT LINE THAN SEVENT FEET SIX INCHES (7.5) FEET.

LEFT SIDE SETBACK

$H+L/5$ ($29.6'+28.4'/5 = 11.6'$)- IN NO CASE MAY A BUILDING BE NEARER THE SIDE LOT LINE THAN SEVENT FEET SIX INCHES (7.5) FEET.

5.21.1 On lots of less than the required area (...) In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

SUM OF REQUIRED SIDE YARDS < OR = 30% LOT WIDTH
30% (20') = 6' THE REQUIRED SIDE SETBACK IS 7.5'

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141 Otis Street

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TITLE

Zoning Analysis

SCALE

AS NOTED

DRAWING

..Z1.4

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① Front/Left side view EXTG



② Front/Right side view EXTG

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TITLE

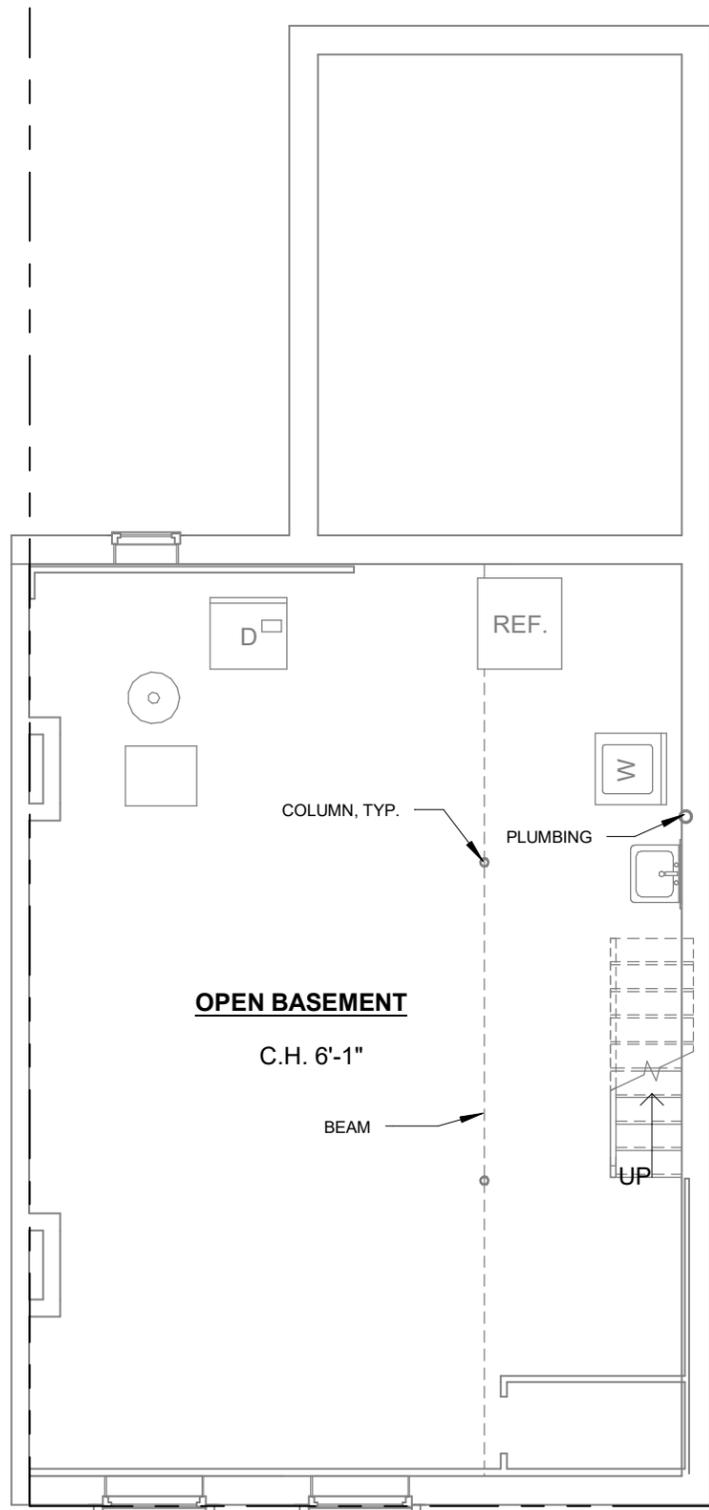
Existing 3D Views

SCALE

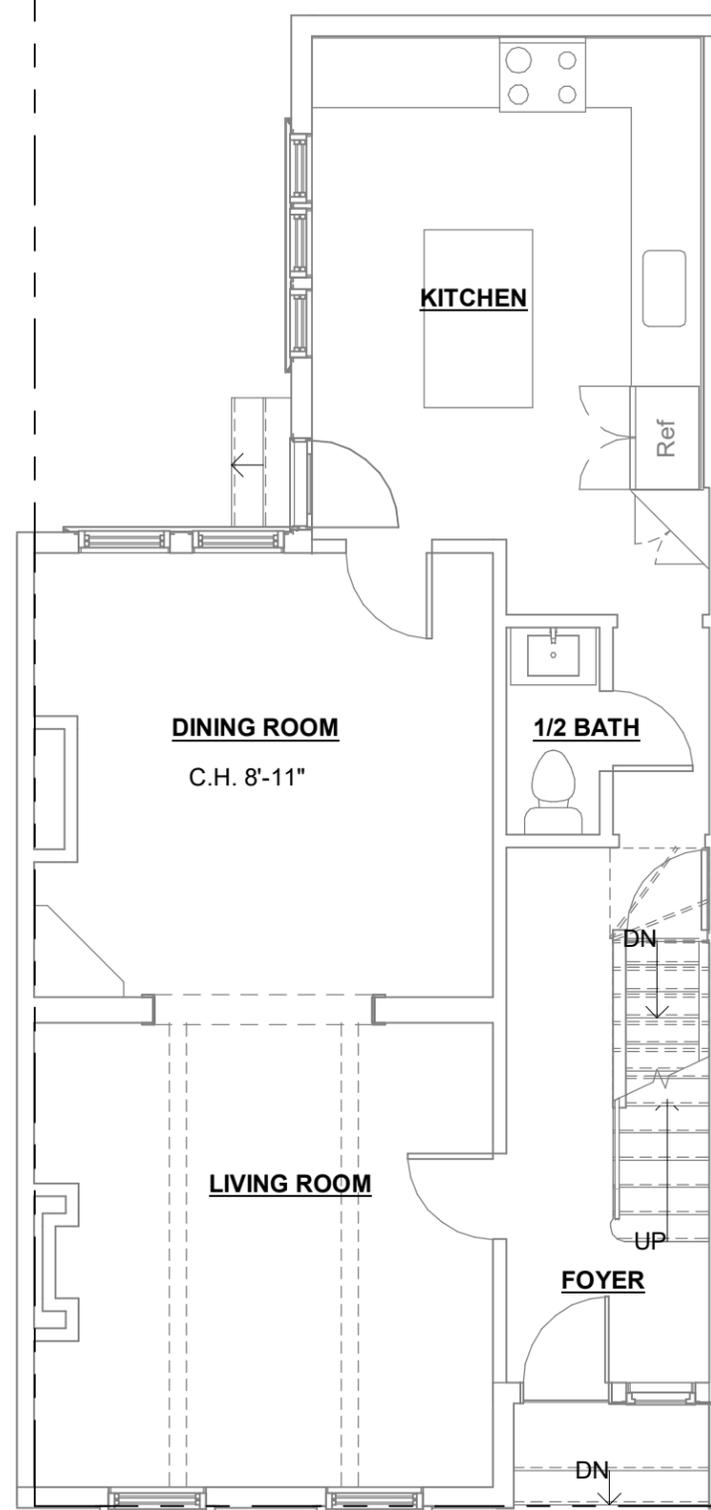
AS NOTED

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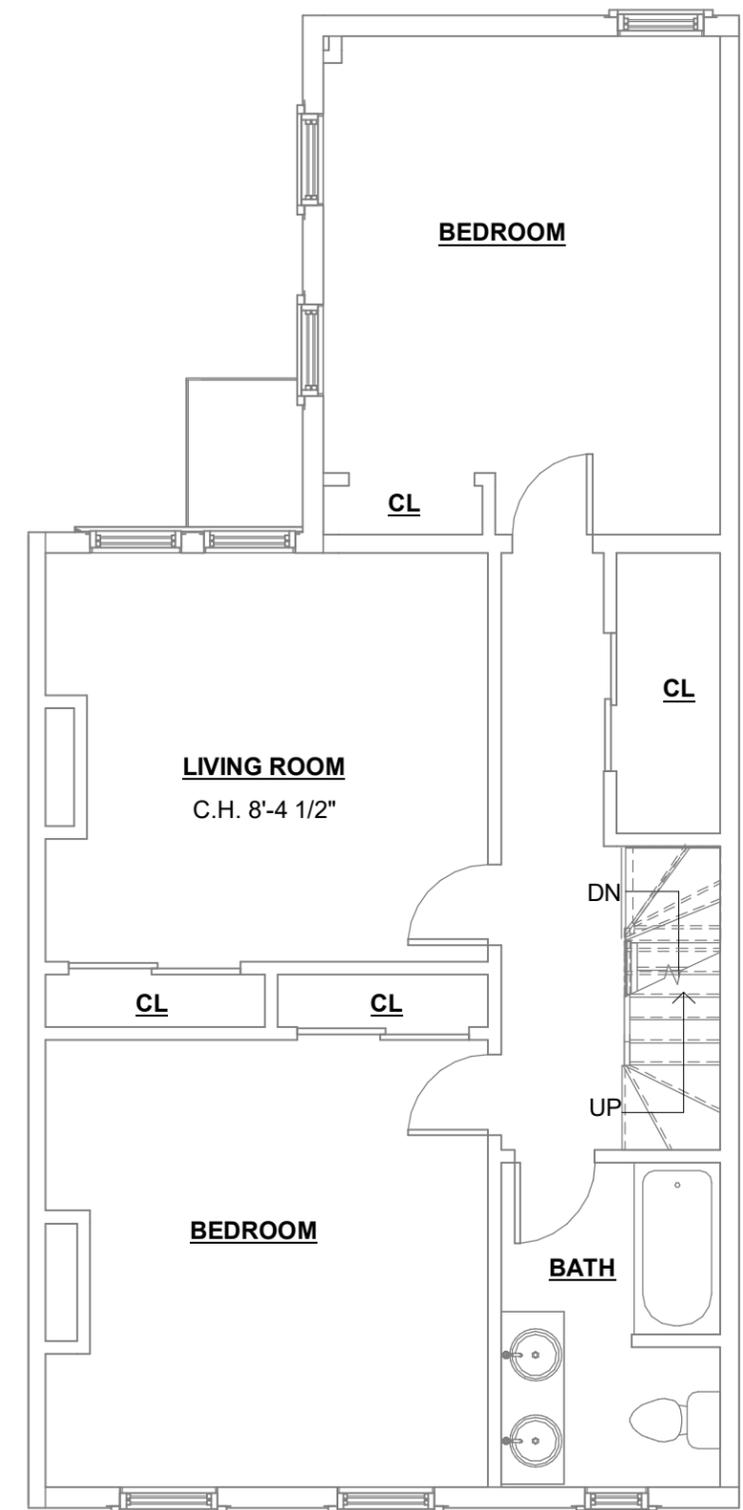
.D0.1



① Extg. 0 Basement
3/16" = 1'-0"



② Extg. 1st Floor
3/16" = 1'-0"



③ Extg. 2nd Floor
3/16" = 1'-0"

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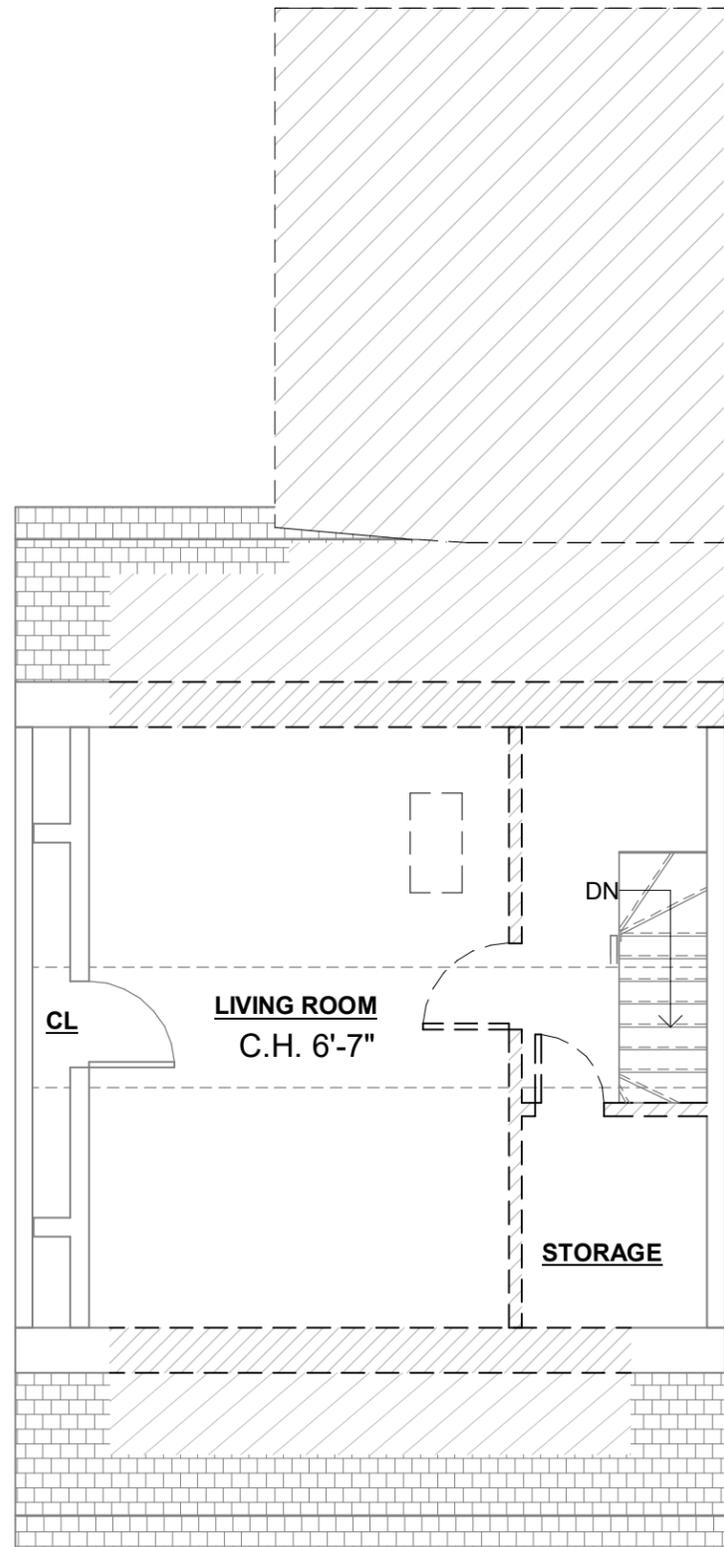
Extg. Demo Plans

SCALE

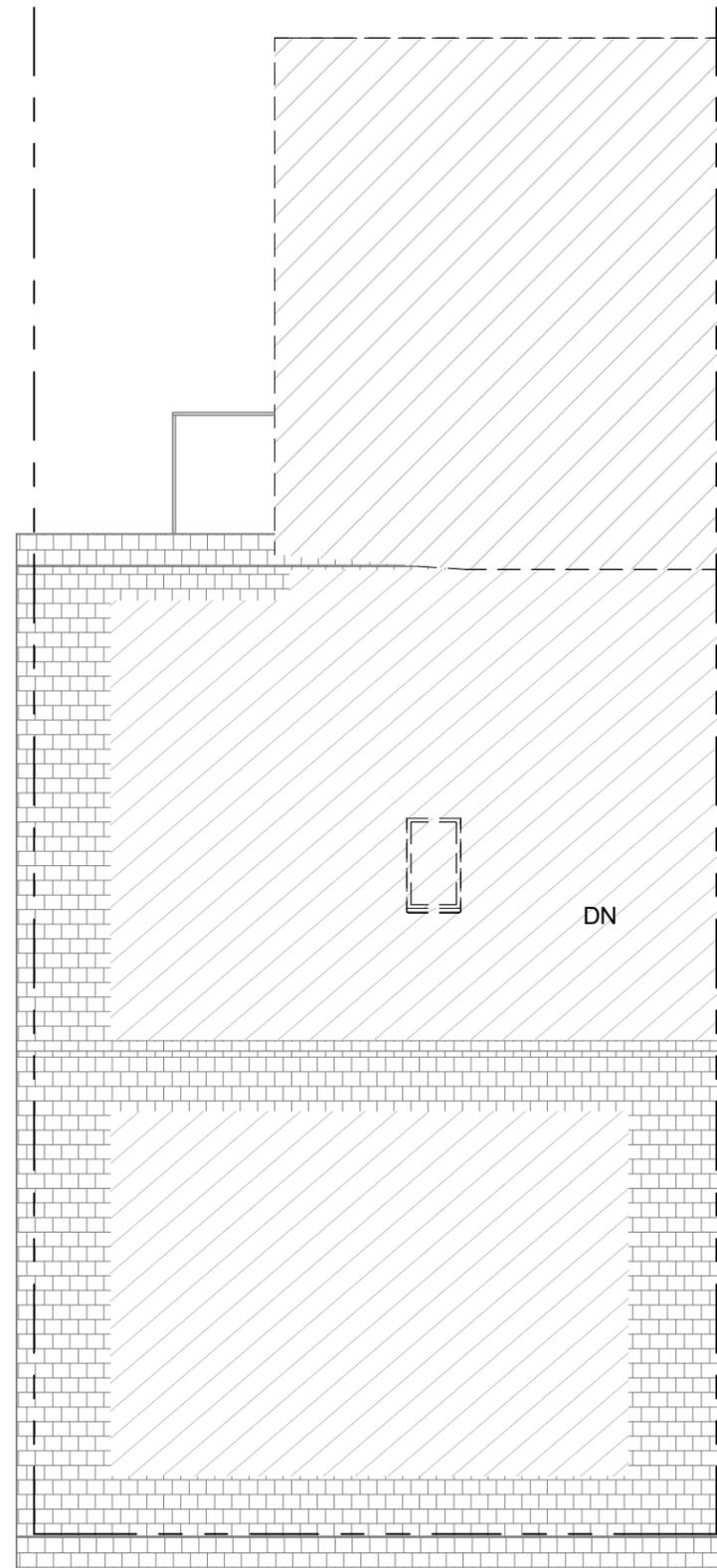
AS NOTED

DRAWING

.D1.1



② Extg. 3rd Floor
3/16" = 1'-0"



③ Extg. Roof
3/16" = 1'-0"

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TITLE

Extg. Demo Plans

SCALE

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DRAWING

.D1.2



② Extg. Rear
3/16" = 1'-0"



① Extg. Front
3/16" = 1'-0"

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Extg. Demo Elevations

SCALE

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DRAWING

.D2.1



② Extg. Left
3/16" = 1'-0"

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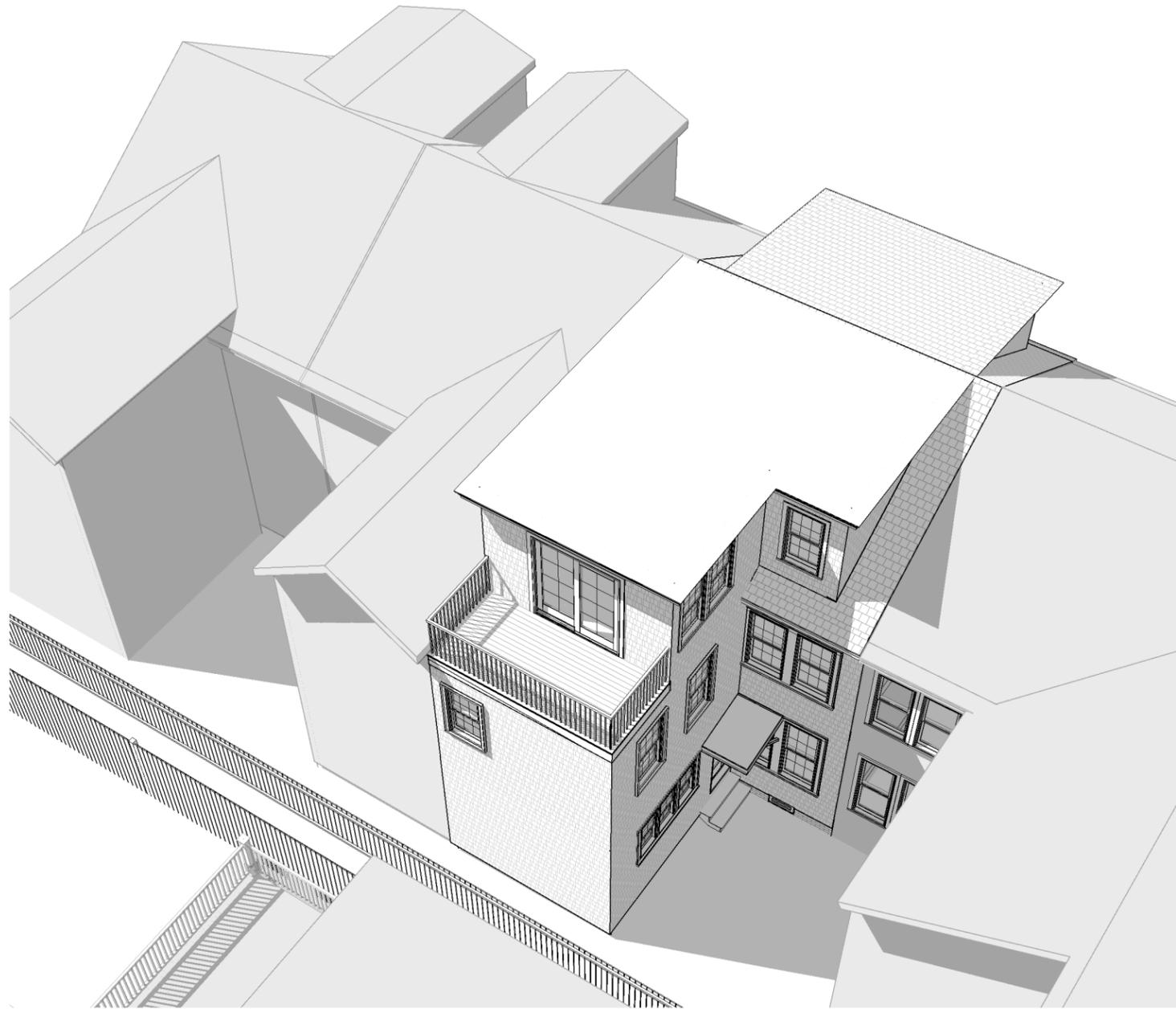


① Front/Left side view PROPOSED

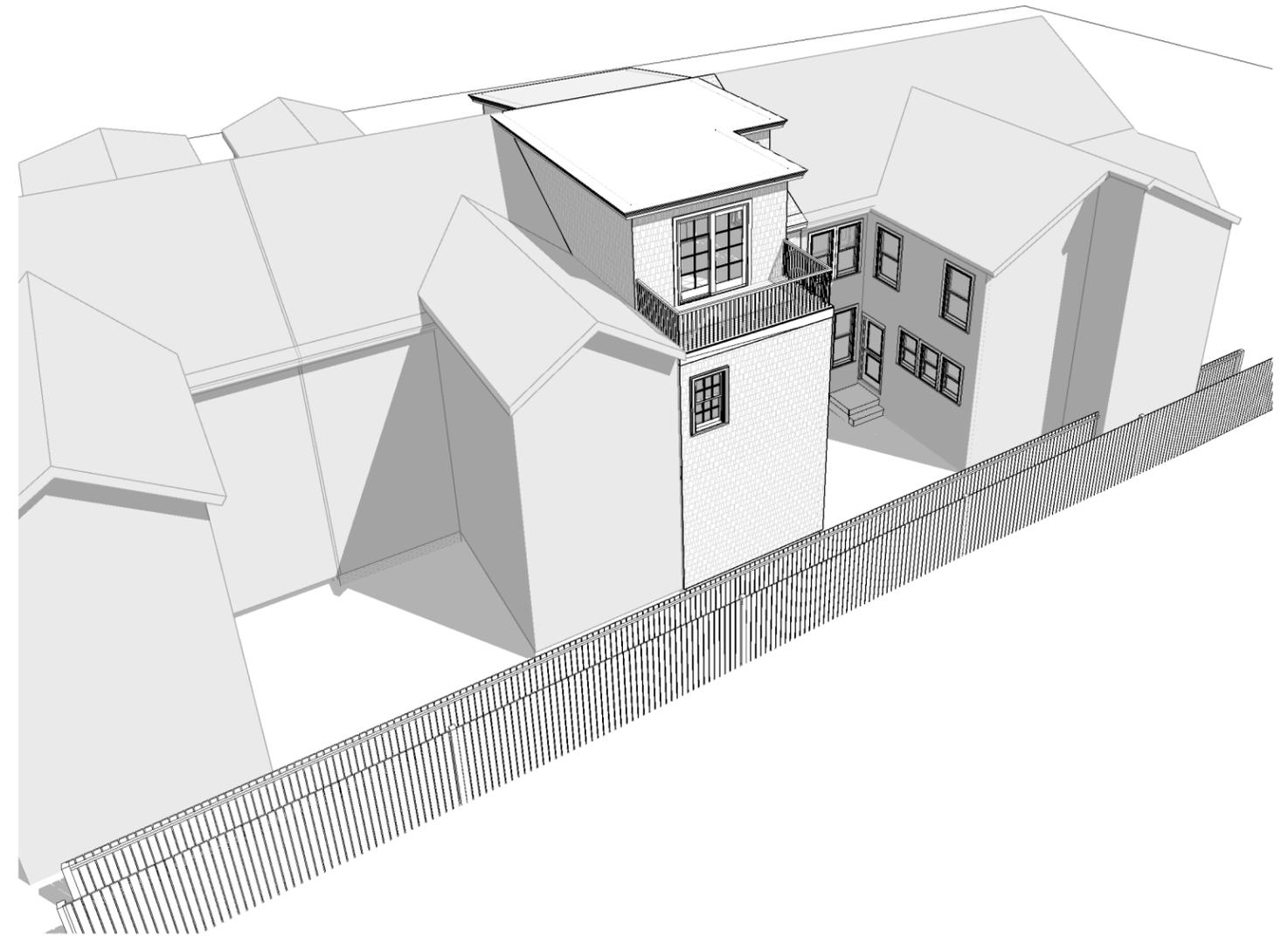


② Front/Right side view PROPOSED

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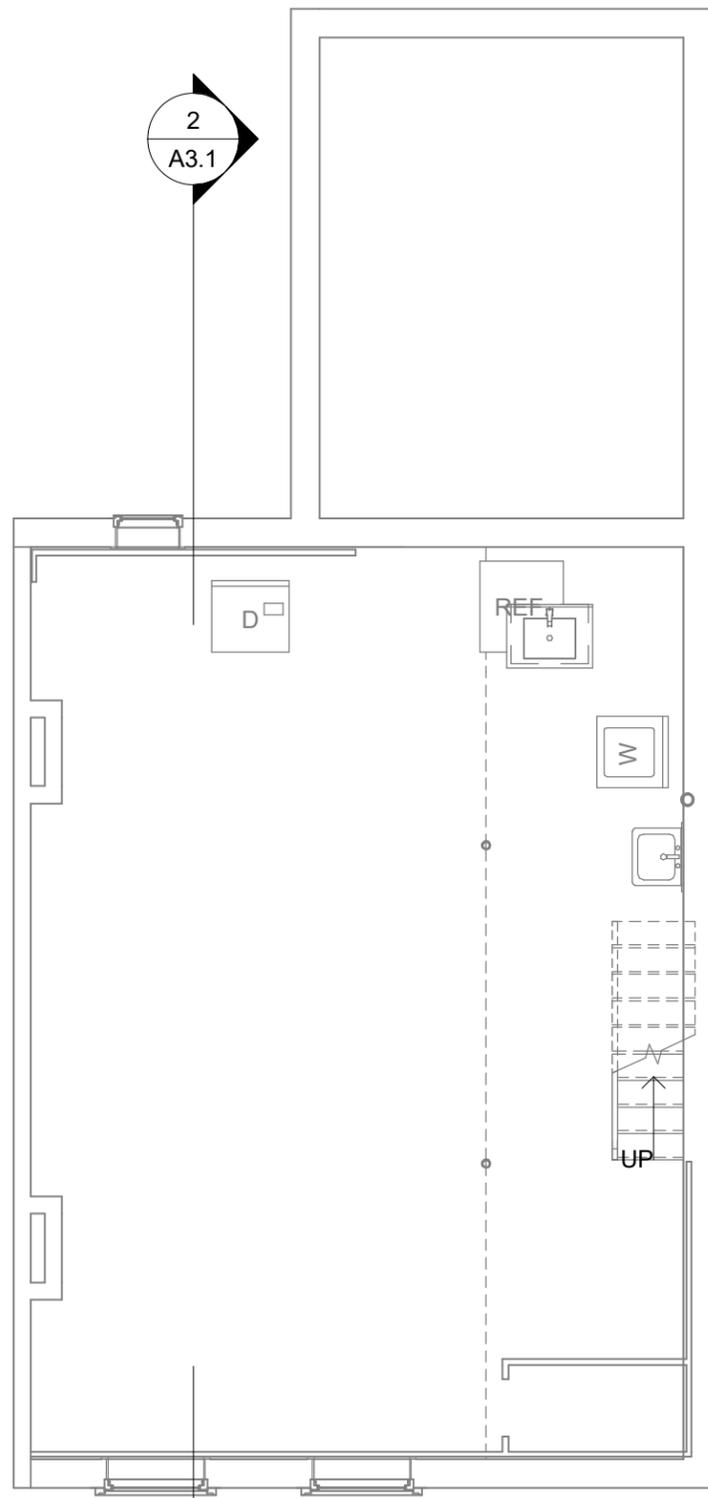


① Rear/ Right side view PROPOSED

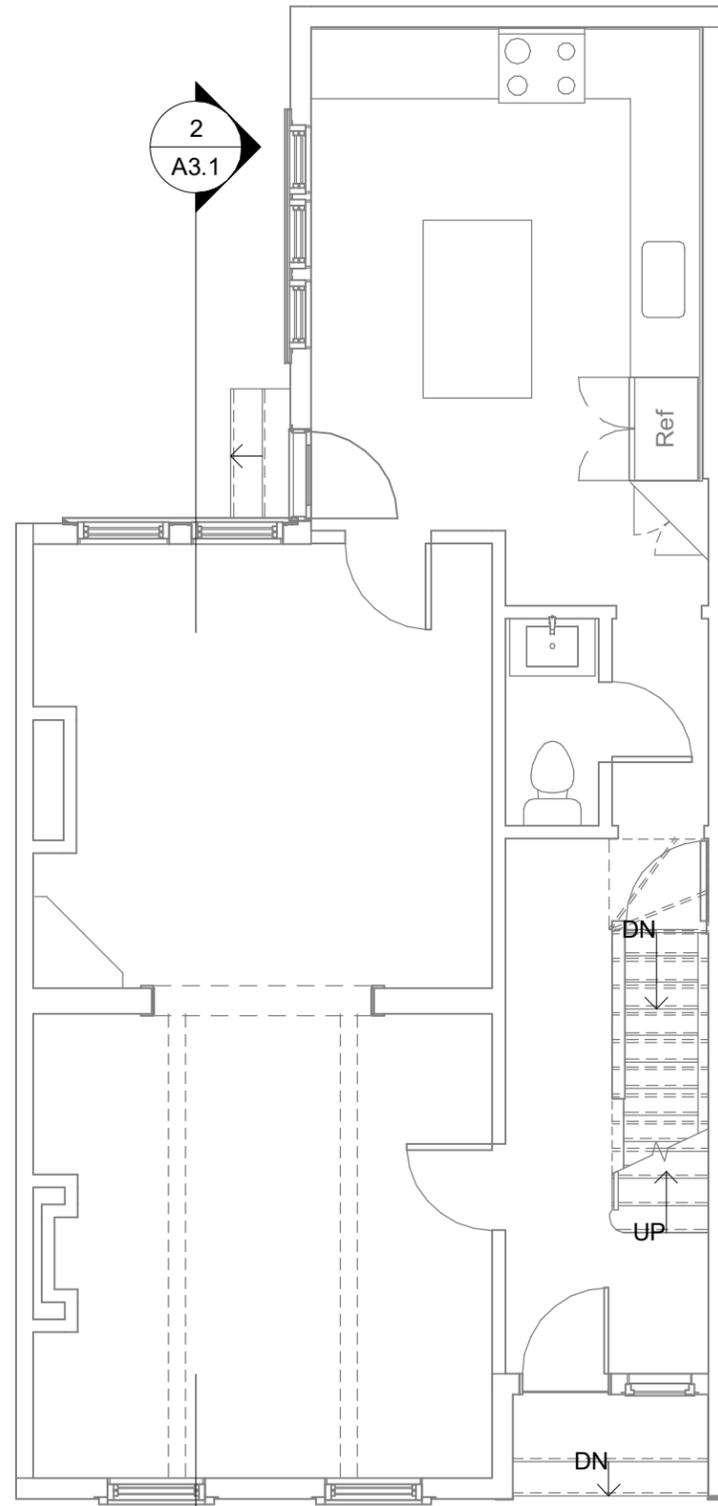


② Rear Left View PROPOSED

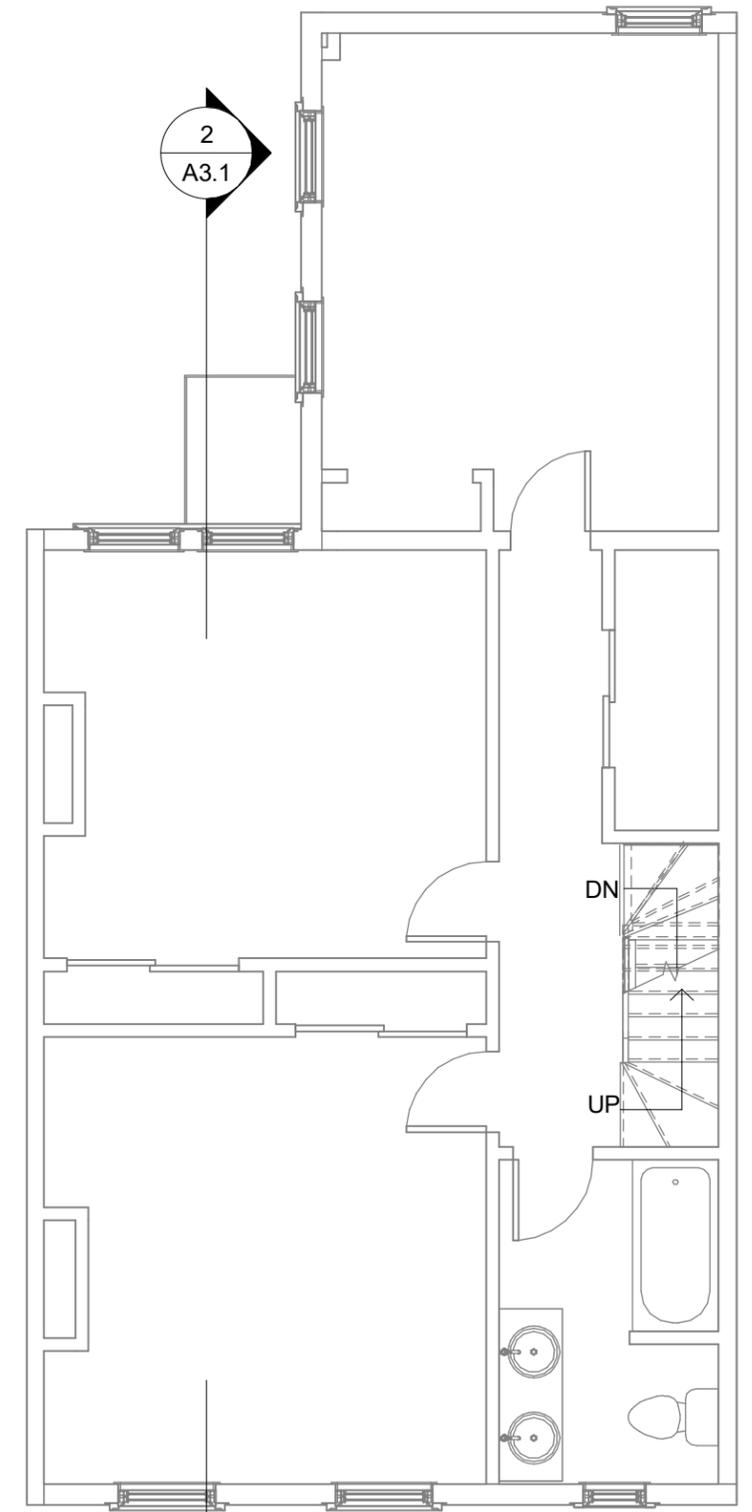
	<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 1/4/2024</p>	<p>PROJECT 141 Otis Street Cambridge, MA</p>	<p>TITLE Proposed 3D Views</p>	<p>SCALE AS NOTED</p>	<p>DRAWING A0.2</p>
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① 0 Basement - NO CHANGES
3/16" = 1'-0"



② 1st Floor - NO CHANGES
3/16" = 1'-0"



③ 2nd Floor - NO CHANGES
3/16" = 1'-0"

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TITLE

Proposed Plans

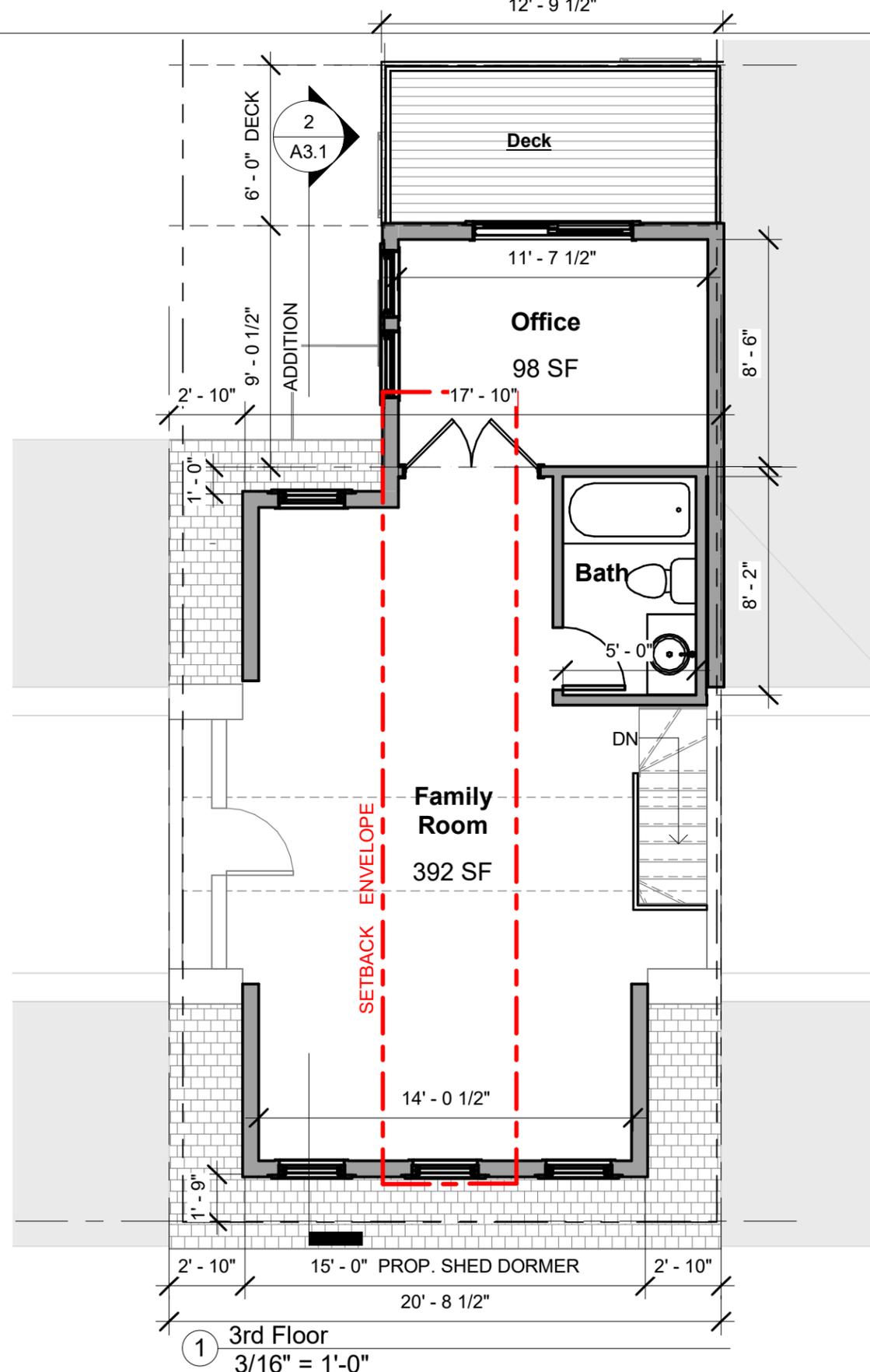
SCALE

AS NOTED

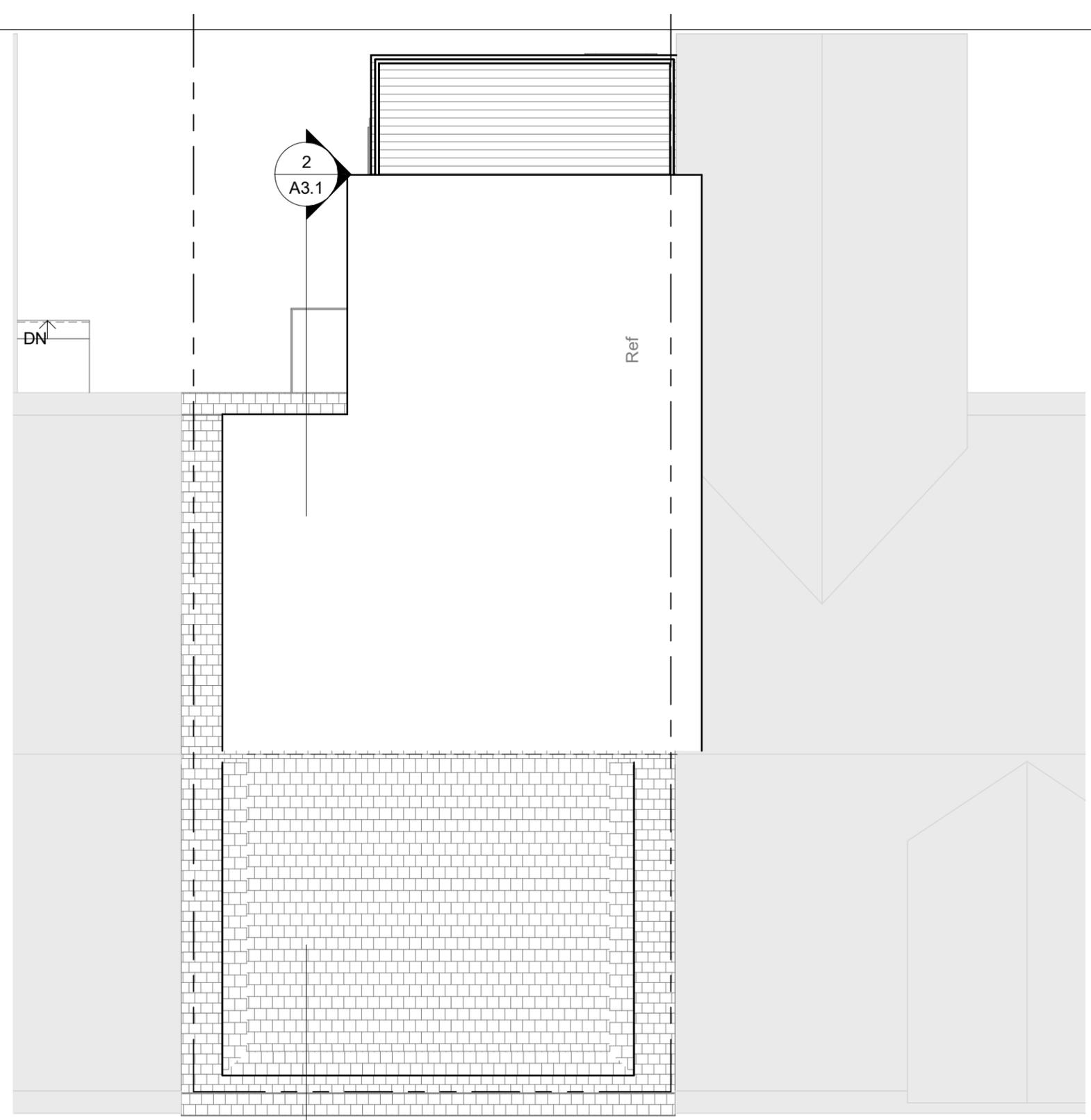
DRAWING

A1.1

GCD ARCHITECTS



1 3rd Floor
3/16" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

<p>ARCHITECT</p> <p>GCD ARCHITECTS</p> <p>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE</p> <p>1/4/2024</p>	<p>PROJECT</p> <p>141 Otis Street</p> <p>Cambridge, MA</p>	<p>TITLE</p> <p>Proposed Plans</p>	<p>SCALE</p> <p>AS NOTED</p>	<p>DRAWING</p> <p>A1.2</p>
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① Front Elevation
3/16" = 1'-0"

② Rear Elevation
3/16" = 1'-0"

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2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

1/4/2024

PROJECT

141 Otis Street
Cambridge, MA

TITLE

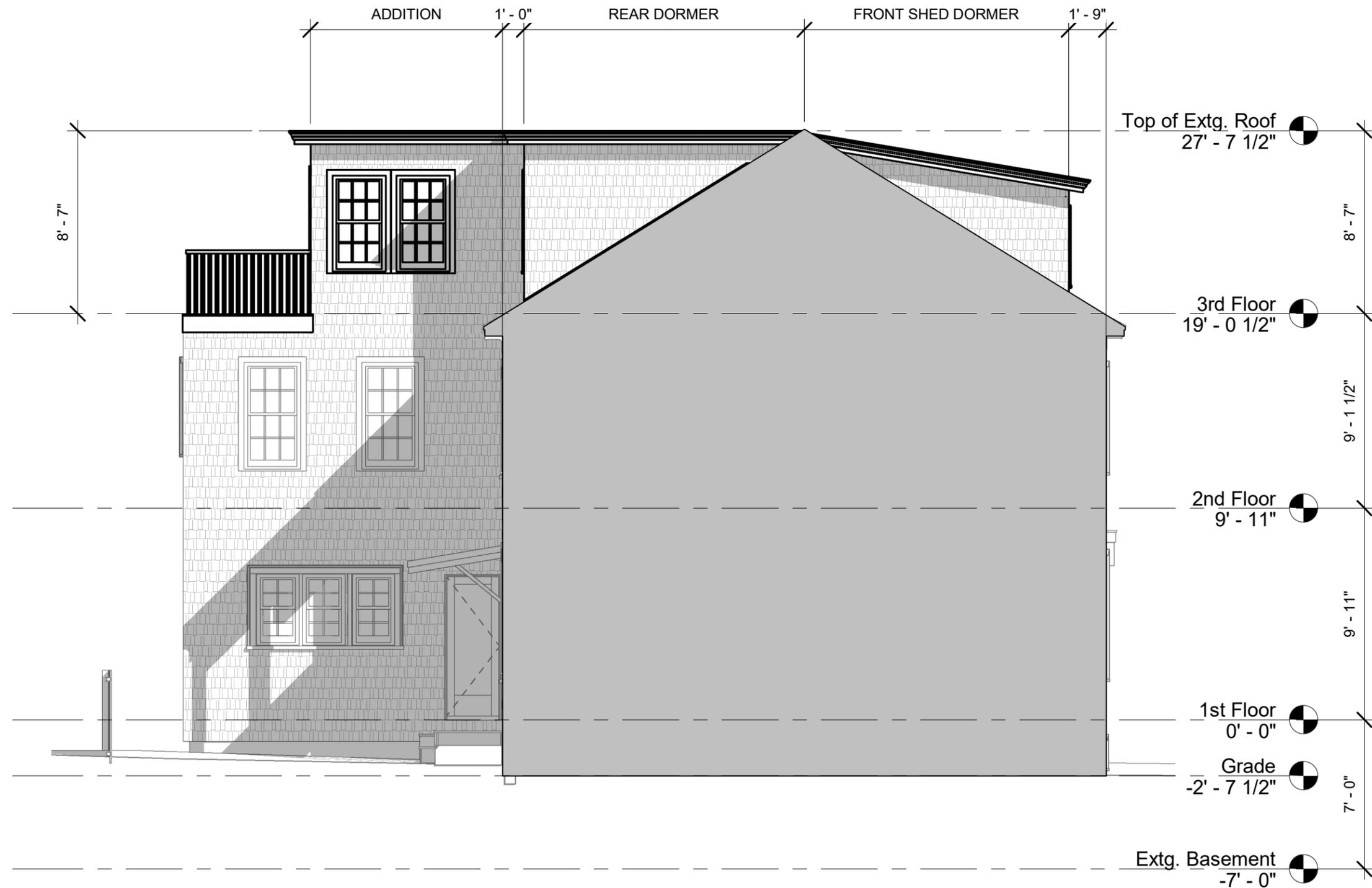
Proposed Elevations

SCALE

AS NOTED

DRAWING

A2.1



② Left Elevation
3/16" = 1'-0"

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
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DATE

1/4/2024

PROJECT

141 Otis Street
Cambridge, MA

TITLE

Proposed Elevations

SCALE

AS NOTED

DRAWING

A2.2

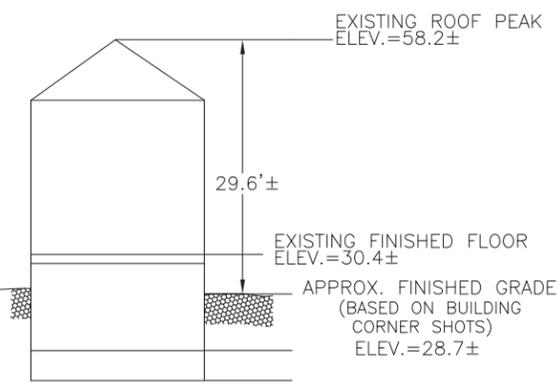
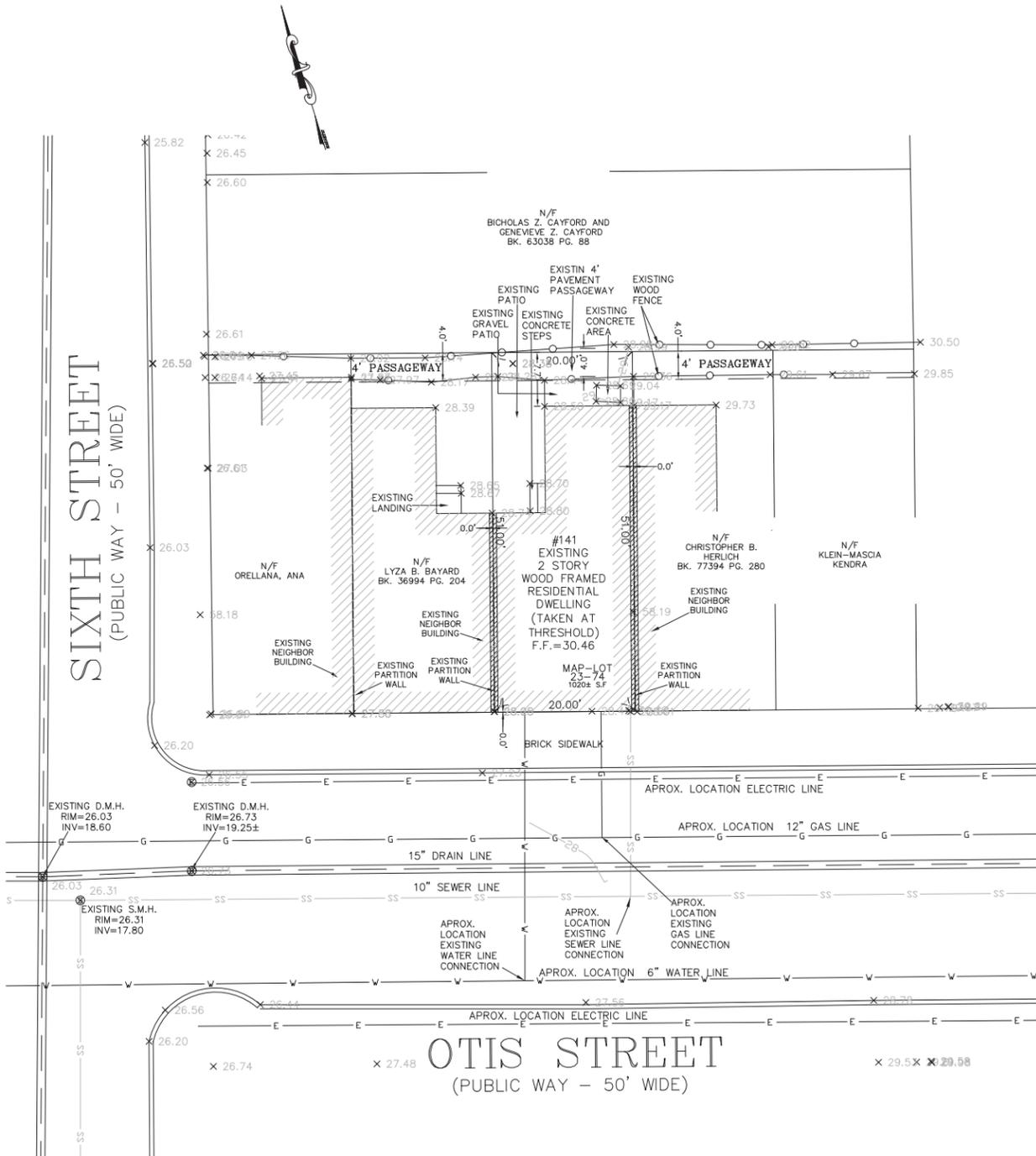


② Section 2
 1/4" = 1'-0"

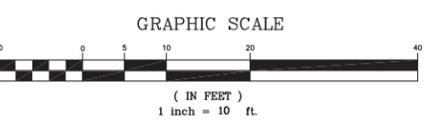
<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 9/25/2023</p>	<p>PROJECT 141 Otis Street Cambridge, MA</p>	<p>TITLE Sections</p>	<p>SCALE AS NOTED</p>	<p>DRAWING A3.1</p>
---	------------------------------------	---	-----------------------------------	------------------------------------	---------------------------------

LEGEND	
□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
🌳	TREE
🌳	TREE STUMP
🌿	SHRUBS/FLOWERS
🚧	SIGN
●	BOLLARD
⊕	SEWER MANHOLE
⊖	DRAIN MANHOLE
⊗	CATCH BASIN
⊕	WATER MANHOLE
⊖	WATER VALVE
⊕	HYDRANT
⊖	GAS VALVE
⊕	ELECTRIC MANHOLE
⊖	ELECTRIC HANDHOLE
⊕	UTILITY POLE
⊖	LIGHT POLE
⊕	MANHOLE
×148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
▨	EXISTING BUILDING
▨	RETAINING WALL
⊕	STONE WALL
○	FENCE
🌳	TREE LINE
—S—	SEWER LINE
—D—	DRAIN LINE
—V—	WATER LINE
—G—	GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
—OHW—	OVERHEAD WIRES
—145—	CONTOUR LINE (MJR)
—146—	CONTOUR LINE (MNR)

'AND ALSO A RIGHT OF DRAINAGE UNDER THE CELLARS OF THE HOUSES STANDING WEST OF THE PREMISES HEREBY CONVEYED TO SAID SIXTH STREET' PER #139 OTIS STREET DEED



EXISTING PROFILE NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, OR PROCEDURES UTILIZED BY THE CONTRACTOR...
 COPYRIGHT (C) 2023 by PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/09/2023.
2. DEED REFERENCE: BOOK 70796, PAGE 561
 PLAN REFERENCE 1: PLAN 1068 OF 2003
 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250214, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
9. ZONING DISTRICT: RESIDENCE C-1

Address: 141 Otis St.	
Ground Elevation Min:	27,5 ft-CCB
Ground Elevation Max:	29,1 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% Precip	N/A
Present Day - 10% Precip	N/A
FEMA 500-Year	N/A
FEMA 500-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A
Selected Map-Lot: 23-74	
Selected Address: 141 Otis St	

FLOOD ELEVATION (CAMBRIDGE FLOODVIEWER 2023)
 CAMBRIDGE CITY BASE (FT-CCB) DATUM

SCALE	1"=10'		
DATE	05/21/2023	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	141 OTIS STREET CAMBRIDGE MASSACHUSETTS	
CLIENT:	EXISTING CONDITIONS SITE PLAN		SHEET NO.
DRAWN BY	LOG	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 Jewett St, Suite 1, Newton, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
CHKD BY	PJN		
APPD BY	PJN		

26 OCTOBER 2023

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong and unequivocal support for the zoning relief sought for the proposed dormers and third floor rear addition at 141 Otis Street.

I have reviewed the plans and renderings. The design is tasteful, modest and it complements the neighborhood very well. The proposed work will provide this family the space they need to remain comfortably in their home, but without creating any detriments to our neighborhood.

The proposed renovation is modest, yet it will update an outdated attic level into a more useful space for our neighbors.

The proposed work is both very attractive and very modest in its scope, the scale and character of the house and our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,



NAME: Christopher Herlich & Ellen Minnihan

DATE: 10 November, 2023

ADDRESS: 139 Otis Street, Cambridge MA 02141

EMAIL: cherlich@gmail.com; ellenminnihan@gmail.com

PHONE: 978-590-6325

26 OCTOBER 2023

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong and unequivocal support for the zoning relief sought for the proposed dormers and third floor rear addition at 141 Otis Street.

I have reviewed the plans and renderings. The design is tasteful, modest and it complements the neighborhood very well. The proposed work will provide this family the space they need to remain comfortably in their home, but without creating any detriments to our neighborhood.

The proposed renovation is modest, yet it will update an outdated attic level into a more useful space for our neighbors.

The proposed work is both very attractive and very modest in its scope, the scale and character of the house and our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

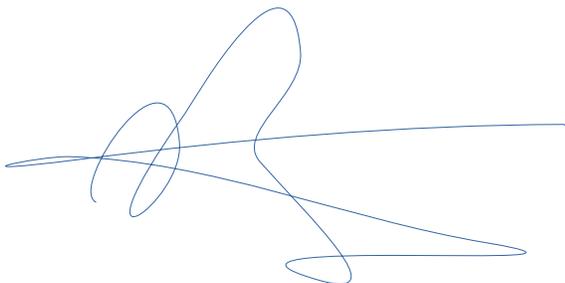
NAME: Mark and Kendra Klein-Mascia

DATE: Nov 6th 2023

ADDRESS: 137 Otis St Cambridge MA 02141

EMAIL: window.pane@8shield.net

PHONE: 617-203-8228

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

November 17, 2023

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong and unequivocal support for the zoning relief sought for the proposed dormers and third floor rear addition at 141 Otis Street.

I have reviewed the plans and renderings. The design is tasteful, modest and it complements the neighborhood very well. The proposed work will provide this family the space they need to remain comfortably in their home, but without creating any detriments to our neighborhood.

The proposed renovation is modest, yet it will update an outdated attic level into a more useful space for our neighbors.

The proposed work is both very attractive and very modest in its scope, the scale and character of the house and our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,



Cynthia K. Orellana

145 Otis Street

Cambridge, MA 02141

ckorellana@yahoo.com

857-928-4863

26 OCTOBER 2023

To:

Cambridge Board of Zoning Appeals
831 Mass Ave.
Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong and unequivocal support for the zoning relief sought for the proposed dormers and third floor rear addition at 141 Otis Street.

I have reviewed the plans and renderings. The design is tasteful, modest and it complements the neighborhood very well. The proposed work will provide this family the space they need to remain comfortably in their home, but without creating any detriments to our neighborhood.

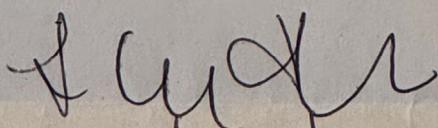
The proposed renovation is modest, yet it will update an outdated attic level into a more useful space for our neighbors.

The proposed work is both very attractive and very modest in its scope, the scale and character of the house and our neighborhood will remain unchanged.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

NAME:

 Lynne Cayford

DATE:

10/27/23

ADDRESS:

28 Wth St Camb MA 02141

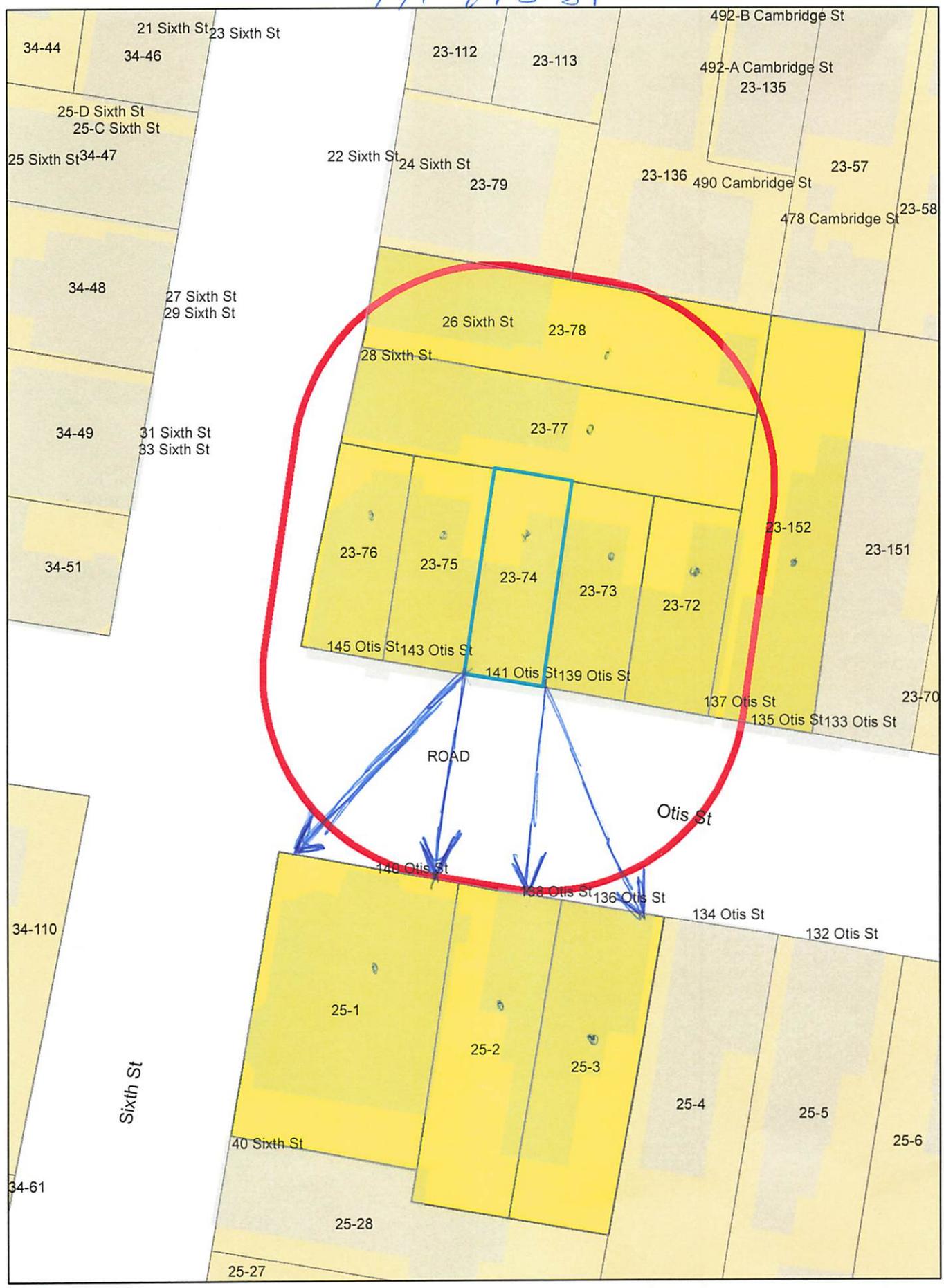
EMAIL:

cayfordlynn7@gmail.com

PHONE:

617 642 0569

141 Otis St.



141 Otis St.

Petitioner

25-3
MARTIN, SANDY
136 OTIS STREET
CAMBRIDGE, MA 02141

23-152
TRATZ, ANDREW ROBERT & MA-LUNG CHEN
TRS, 2010 TRATZ CHEN REV TR
633 TRAPELO RD., SUITE 202
WALTHAM, MA 02452

GCD ARCHITECTS
C/O ADAM J. GLASSMAN, R.A.
17 BROWN STREET #2
CAMBRIDGE, MA 02138

23-77
CAYFORD, WAYNE T. & LYNNE ZEIDLER
CAYFORD A LIFE ESTATE
28 SIXTH ST
CAMBRIDGE, MA 02141

23-75
BAYARD, LYZA B.
143 OTIS ST
CAMBRIDGE, MA 02141

23-74
DIXON, PAUL & ANNA KESSARAM
141 OTIS ST
CAMBRIDGE, MA 02141

23-76
ORELLANA, ANA
ALCIDES C. ORELLANA LIFE ESTATE
145 OTIS ST
CAMBRIDGE, MA 02141

25-2
FENNELL DANIEL J TR ANNA M. FENNELL
138 OTIS ST
CAMBRIDGE, MA 02141

23-72
KLEIN-MASCIA, KENDRA ALANE MARK
ANGELO MASCIA TRS
137 OTIS ST
CAMBRIDGE, MA 02141

25-1
ZHANG, WEI, CHUNHUA
GUAN CHEN, YUN & JIHONG SUN
16 HAMPSHIRE RD
WELLESLEY, MA 02481

23-73
HERLICH, CHRISTOPHER B. &
ELLEN C. MINNIHAN
139 OTIS ST
CAMBRIDGE, MA 02141

23-78
MATTHEWS, CHRISTOPHER B. &
TAKAKO MATTHEWS
26 SIXTH ST
CAMBRIDGE, MA 02141



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: _____ Date: 1/18/24
(Print)

Address: 141 Otis St.

Case No. BZA-253736

Hearing Date: 2/18/24

Thank you,
Bza Members

Zoning Board of Appeals

Personal Statement from Petitioner: Paul Dixon

1/25/2023

Re: 141 Otis St variance for dormer and 3rd floor rear addition and small deck

My name is Paul Dixon and I live at 141 Otis street with my wife, Anna, two small children, Julia aged 4, and Robert aged 8 months, and our 12 year old rescue dog. We moved to East Cambridge over ten years ago and immediately fell in love with the neighborhood, its history, and connected with the strong sense of community pride. When we had the opportunity to purchase 141 Otis we knew it was the place we would one day raise our family; East Cambridge felt, and continues to feel, like home.

At the time that we purchased our home it felt like it would be enough room for the two of us, but in the intervening years we've had our two children, and remote work has become the primary way of doing business for us both (great for spending more time investing in our local area, not great when you are working out of your basement and bedroom). We are coming to you asking for this variance so we may continue to live in the neighborhood we call home, better utilize the space we have, and create a bit more room for our family to grow, as we feel we have reached our full capacity in its current state. In the current market, we feel it would be impossible to stay in the neighborhood we want and obtain the space that we need without being priced out of the market.

We hope you will grant our request for this variance so that we may remain in Cambridge and raise our children to feel the same amount of pride in living here as we do. We have received the support of all of our abutters except one and included their letters of support for this project, as well as a summary of our correspondence with the remaining abutter.

Thank you

- Paul Dixon



Paul Dixon <paulmattdixon@gmail.com>

Dormer/Addition at 141 Otis

Paul Dixon <paulmattdixon@gmail.com>
To: Paul Dixon <paulmattdixon@gmail.com>

Sun, Jan 28, 2024 at 2:32 PM

Summary of correspondence with abutter at 143 Otis St**Re: 141 Otis St variance for dormer and 3rd floor rear addition and small deck**

- **7-Jul-23:** We reached out to share our plans and collaborate, our abutter expressed concerns that our rear addition would impact their direct morning light on their property.
- **6-Oct-23:** We reviewed a shadow and light study and an updated plan with a rear addition cut in half to improve direct morning light. Our abutter then expressed concerns about the potential for damage to their roof caused by the work.
- **20-Oct-23:** We offered to pay for a portion of the cost of replacing our abutter's roof, they then expressed concerns about the structural strain and damage that our work would have on their home.
- **15-Nov-23:** We shared a letter from a structural engineer confirming our work would not cause strain or damage to our abutter's property, they then told us they could not support our the because the noise and dust would severely disrupt their lives.

On Wed, Dec 27, 2023 at 10:40 AM Paul Dixon <paulmattdixon@gmail.com> wrote:

Dear Lyza,

We hope this email finds you well,

As you know we have been reviewing our plans with you for our application for zoning relief to expand our attic for more livable space as our current home is getting too small for our growing family, and unfortunately we are priced out of the local housing market which is prohibitively expensive for us to move and stay in our neighborhood, which we love.

Before we move forward we wanted to make sure we have captured your concerns and how we have addressed them to the best of our ability:

- 1) You expressed concerns about potential shadows; we conducted shadow studies and reduced the size of the rear addition by half.
- 2) You expressed a concern about the structural impact our work could have on your property; we had an engineer review the plans, and he attested in writing to the fact that our proposed work would have no potential impact on your property.
- 3) You expressed the concern about being able to afford to replace your roof; we offered to pay for a portion of that work.
- 4) You expressed concern about the impact that the construction will have on your home in terms of noise and access to your back egress. We understand and appreciate the disruption work can cause to you as our closest neighbor; we will ensure that noise is constrained to the city approved times and that your egress is never blocked. We will also do all that we can to keep your side of our shared outdoor space tidy.

If there is anything else you would like us to address, please let us know and we will do our best to do so.

Sincerely,

- Paul & Anna

On Wed, Nov 15, 2023 at 11:16 PM L B <lyzab2cool@gmail.com> wrote:

Anna and Paul,

I am not sure why you chose to document things as you did in your email on Monday, yet I wanted to get back to you without delay. For the sake of clarity and transparency, I agree with some of your statements, some of them are misleading, and some I absolutely disagree with as they are incorrect. As I explained to you when we last met, I'm not intending to replace my roof.

I also now realize your proposed construction project will have a huge impact on me and my family. Based simply on the three days when you recently replaced your doors and door frames on your second floor, the noise throughout my whole house was extensive. The work itself was extremely loud. Our shared back area was used as a construction zone, and my egress was partially blocked during work hours. The sound was unbearable, and I could not concentrate when at my house which I mentioned to you at the time. I had to keep all my windows closed during the day to keep the dust out. Even then, the sawdust and construction dust entered my home and affected my breathing. While you have planned to move your family out of your house during the proposed construction of your addition, I will be at home and in the middle of it. It will severely impact and disrupt my life and my family's daily life for months. I cannot support it.

Lyza

On Mon, Nov 13, 2023 at 10:03 AM Paul Dixon <paulmattdixon@gmail.com> wrote:

Lyza,

For the sake of clarity and transparency we feel it's important to summarize our conversations to date regarding our dormer/addition project. We'd appreciate it if you could review and let us know if you feel we have accurately reflected the efforts to reach an agreement and move forward with your support:

- **July 7**

- We shared our initial architectural designs with you for a dormer and full rear addition.
- You shared some concerns about the impact the rear addition would have on the direct light to your property.
- We came away with an action item to do a shadow/light study to get a clear picture of the potential impacts to you and your property.

- **Sep 8**

- We reviewed the shadow/light study with you.
- You shared further concerns about the amount of morning light you would lose if we went ahead with a full rear addition.
- We came away with an action item to modify our designs in order to reduce the rear addition and improve the amount of direct light to your property.

- **Oct 6**

- We reviewed the updated designs that featured a rear addition half the size of the first drawing and an updated shadow/light study.
- You were still not satisfied with the improvement to your direct light that reducing our rear addition would provide.
- As an incentive we offered to share the cost of replacing your property's roof, to be done in conjunction with our dormer/addition.
- You expressed your enthusiasm for this and told us you would be willing to set aside

your outstanding concerns and give your support in exchange for this.

- We came away with an action item to get a quote from our contractor for the cost of replacing your roof.
- **Oct 20**
 - After receiving a quote for replacing your roof, we discussed how we would be willing to cover 1/4 of the quoted cost.
 - You expressed disappointment with this, and told us that if we had come to that conversation prepared to split the cost evenly for replacing your roof you would have set aside your outstanding concerns and given your support for our dormer/addition.
 - We came away with an action item to try to negotiate the cost of replacing your roof with our contractor at a price that would be affordable for all of us.
- **Oct 26**
 - We received an updated quote from our contractor for replacing your roof at a price point that was affordable for all of us based on our previous conversation.
 - You told us you needed time to think about the updated offer and quote.
 - You shared concerns about the potential for structural impacts to your roof and property from a dormer/addition on property.
 - Follow-up: We have attached to this email a statement from a structural engineer confirming that our dormer/addition will have “*insignificant structural impact*” on your property. Please review at your convenience and let us know if you have any follow-up concerns.
- **Nov 1**
 - We reached out to follow-up and see if you were ready to move forward and support our dormer/addition.
 - You told us you could no longer afford to replace your roof, despite the reduction in cost we were targeting based on our previous conversation.
 - Further, you told us the only way you could support our dormer/addition project was if we paid the full quoted cost of replacing your roof, as you felt you were owed this as an accommodation for the inconvenience, dust, and noise that the construction would cause you.

It's unfortunate we haven't been able to reach an agreement to secure your support for our project, and I hope you can appreciate we are doing our best to address your concerns by revising our designs, having shadow/light studies done and a structural engineering review at additional cost on top of what will be a significant investment for us. As you know this dormer/addition is absolutely necessary for us to continue to raise our growing family in the neighborhood we love so much.

Please let us know if I have missed anything or disagree with our recollection of our conversations. Let us know if you'd like to discuss this further after reviewing the letter from the structural engineer.

Best,

- Paul & Anna

February 2, 2024

Cambridge Board of Zoning Appeals
831 Mass Av
Cambridge, MA 02139

Dear Cambridge BZA,

I am writing to offer my strong support for the BZA Application made by Paul Dixon for 141 Otis Street, Cambridge MA. I had the opportunity to meet with Anna and Paul both at the time when they were first looking to become owners of 141 Otis Street and again as we are neighbors and have participated in the various local community activities around East Cambridge. Having a teenage daughter myself I can understand their excitement and interest in adding a safe outside space for their young daughter to play, as well as providing ample residential space for comfortable living.

I know Paul and Anna to be a good addition to our neighborhood community. I see no issue with the renovations that they have proposed and wish them all the best in their endeavor as they look to stay within the neighborhood and support their growing family.

Sincerely,



Nota Sarafoudi
31 Sixth Street
Cambridge, MA 02141
nota@jhu.edu

617-417-3198

January 31, 2024

Cambridge Board of Zoning Appeals
831 Mass Av
Cambridge, MA 02139

Dear Cambridge BZA,

I am writing to offer my support for the BZA Application made by Paul Dixon for 141 Otis Street, Cambridge MA. I first had the opportunity to meet Anna and Paul at the open house for 141 Otis Street, when they were looking to purchase a house for their young family. Both Anna and Paul immediately fell in love with 141 Otis Street. I struck up a conversation with them and heard their dreams, how they were already imagining how they would renovate the kitchen, paint the walls, and make it their adobe. Having lived on Otis Street for close to thirty years, and having raised my child in their neighborhood, I could see their genuine love for the house and the neighboring community.

As their family has grown and Anna and Paul have established 141 Otis as their home, they want to expand the space and create a small yard for their young child to play. I read their BZA application and see no issue with the renovations that they have proposed and wish them all the best in their endeavor as they look to stay within the neighborhood and support their growing family.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rosy Sarafoudi', with a long horizontal flourish extending to the right.

Rosy Sarafoudi
118 Otis Street #2
Cambridge, MA 02141
sarafoudi@juno.com

617-605-6291

5 February 2024

Cambridge Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

RE: BZA Petition Number 253736 Paul Dixon C/O Adam Glassman/GCD Architects

Dear Cambridge BZA:

I am writing to express my opposition to the variance requests and zoning relief sought by my adjoining neighbors, the owners of 141 Otis Street in Cambridge. I live at 143 Otis Street. My adjoining neighbor is requesting to add a large front dormer, rear dormer, third-floor rear addition, and deck onto their home. I am a direct abutter. If they were asking for a small amount of relief, I always like to be a nice neighbor, but this is a large request and impacts my quality of life. I object to the current design as presented to the Board of Zoning Appeals.

Looking at the adjacent properties and the unique ways our houses (141 and 143 Otis Street) are configured, it is my property that will be most affected by this project, if not the only impacted. Please see drawing A0.2 in the BZA petition. The petition claims that “the proposed work will have no negative impact on the neighborhood whatsoever” although it absolutely would negatively impact my quality of life in my home and the use and enjoyment of my yard.

My initial concerns and objections are as follows:

- Although the zoning variance petition proposes a front dormer, rear dormer, rear addition, and small deck; my neighbor is, in effect, asking for a variance that will allow for the construction of an entire third floor addition to their house. No other homeowner in the row has modified their house structure in this way.
- The proposed additions will block light and shade my rear patio, kitchen, dining room, and two of my bedrooms (2/3 of my home), as is shown in the Rear-Left Proposed Drawings (A0.2).
- The windows of the proposed third floor addition and rear dormer and the proposed deck would all have sightlines directly into the bedrooms of my home significantly impacting my privacy.
- The proposed third-floor rear dormer and rear addition create a very claustrophobic feeling with the straight, vertical, three-story wall that I would look out at. It blocks my views of sky and my home’s access to airflow. Two thirds of my home’s windows face the rear. No other house in the row has this type of straight, three-story wall.
- The uses proposed for the new third-floor spaces are for a family room and office. It is hard to understand how one family can significantly increase their Floor Area Ratio for enjoyment space in their home at the expense of my enjoyment, privacy, and comfort. The stated Floor Area Ratio of 141 Otis is currently over double the allowed zoning, and the proposed designs will almost triple the allowed FAR.

Regarding a zoning hardship, I am unclear on what the hardship is that is being claimed and don't believe a hardship exists. 141 Otis Street is currently a three-bedroom, two-bathroom home with an eat-in-kitchen, a dining room, a living room and 1733 square feet. There's also a basement with laundry and storage, an attic with 1-2 rooms, and an outdoor yard.

Please know that despite my sharing my serious concerns, my neighbors have proposed a design to the BZA they know does not have my support and will have negative impact on me and my home. Should they want to expand their living space to provide more comfort for their family of four, I remain open to a design that is more aligned with the rest of the architecture in the row and that does not impose an undue burden on me and my quality of life as their abutter.

I respectfully wish to express to the Zoning Board my opposition to the zoning relief sought as presented in Petition #253736 and urge the Board to reject this hardship petition.

Most sincerely,

A handwritten signature in black ink, appearing to read 'Lyza Bayard', with a stylized flourish at the end.

Lyza Bayard
143 Otis Street
Cambridge, MA 02141





145



